

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. TUESDAY, APRIL 3, 2018
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

ROLL CALL

CALL TO ORDER

ANNOUNCEMENTS

- **Phones and Pagers**
- **Appeals**
- **Speaker Cards**
- **Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal**
- **Please exit the building**

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MARCH 6, 2018 MINUTES

POSTPONING OF CASES

PUBLIC HEARINGS

APPEARERS

ZONING CHANGE REQUEST CASES - APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE LAND USE ORDINANCE REQUIRING REVIEW & RECOMMENDATION OF APPROVAL BY THE ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:

1. 2017-885-ZC

Existing Zoning: A-3 (Suburban District), HC-1 (Highway Commercial District) & NC-1 (Professional Office District)
Proposed Zoning: HC-2A (Highway Commercial District)
Location: Parcel located on the east side of East US Highway 190 Service Road, south of Melody Lane, north of Slemmer Road, S15, T7S, R11E, Ward 3, District 5
Size: 10.44 acres
Petitioner: Fourth Chukker, LLC - Catherine Alba
Owner: The Estate of Zeno Alvin Patecek
Council District: 5

POSTPONED FROM THE 2/6/2018 MEETING

2. 2018-917-ZC

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: PF-1 (Public Facilities District)
Location: Parcel located on the west side of Allen Road, north of Miller Road, being 57209 Allen Road, Slidell, S13, T9S, R14E, Ward 8, District 14
Acres: 3.44 acres
Petitioner: Jeffrey Schoen
Owner: Faith Bible Church of Slidell - Alfred N. Young
Council District: 14

POSTPONED FROM THE 3/6/2018 MEETING

AGENDA

ST. TAMMANY PARISH ZONING COMMISSION MEETING

6:00 P.M. TUESDAY, APRIL 3, 2018

ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

3. 2018-918-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-7 (Multiple Family Residential District)
Location: Parcel located on the north side of Strain Road, east of LA Highway 59, being Lot 1, Mandabita Subdivision, S19, T7S, R12E, Ward 4, District 5
Acres: 2.988 acres
Petitioner: Black Oak Holdings, LLC C/O Jeffrey D. Schoen
Owner: June Barrios Wiley C/O Jeffrey D. Schoen
Council District: 5

POSTPONED FROM THE 3/6/2018 MEETING

4. 2018-919-ZC

Existing Zoning: I-2 (Industrial District)
Proposed Zoning: A-7 (Multiple Family Residential District)
Acres: 13.6 acres
Petitioner: Black Oak Holdings, LLC C/O Jeffrey D. Schoen
Owner: Estate of John Christakis, Nektarios Christakis, Maria C. Stokes
C/O Jeffrey D. Schoen
Location: Parcel located on the north side of Strain Road, east of LA Highway 59, S19, T7S, R12E, Ward 4, District 5.
Council District: 5

POSTPONED FROM THE 3/6/2018 MEETING

5. Zoning Case No ZC06-06-047

Major Amendment to the PUD Planned Unit Development Overlay

Acres: 75 acres
Petitioner: D. R. Horton INC Gulf Coast
Owner: Tantella Development Group, LLC
Location: Parcel located on the east side of LA Highway 1077 & Tantella Ranch Road, north of Magee Road, S16 & 21, T6S, R10E, Ward 1, District 3.
Council District: 3

6. 2018-921-ZC

Existing Zoning: PUD (Planned Unit Development Overlay) & A-1 (Suburban District)
Proposed Zoning: A-1 (Suburban District)
Acres: 144.495 acres
Petitioner: Tantella Development Group, LLC - Robert J. Bruno
Owner: Tantella Development Group, LLC - Robert J. Bruno
Location: Parcel located on the east side of LA Highway 1077, south of Boyd Road, north of Magee Road, S16 & 21, T6S, R10E Ward 1, District 3.
Council District: 3

7. 2018-941-ZC

Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: A-5 (Two Family Residential District)
Acres: 42,700 sq.ft.
Petitioner: Frey Home Services, LLC - Raymond J. Frey
Owner: Frey Home Services, LLC - Raymond J. Frey
Location: Parcel located on the west side of Hoover Drive, north of US Highway 190 East, being lots 60 & 61, Square 5, Annex No. 2, Lindberg Glenn Subdivision, S12, T9S, R14E, Ward 8, District 13.
Council District: 13

AGENDA

ST. TAMMANY PARISH ZONING COMMISSION MEETING

6:00 P.M. TUESDAY, APRIL 3, 2018

ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

KOOP DRIVE OFF OF HIGHWAY 59, MANDEVILLE, LOUISIANA

8. 2018-947-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-3 (Suburban District)
Acres: 3.592 acres
Petitioner: First Horizon Inc.
Owner: First Horizon Inc.
Location: Parcel located on the south side of US Highway 190, west of LA Highway 1077, S29, T6S, R10E, Ward 1, District 3.
Council District: 3

9. 2016-357-ZC

Major Amendment to the PUD (Planned Unit Development Overlay) (82.759 acres) and zoning change from A-1 (Suburban District) to A-3 (Suburban District) & PUD (Planned Unit Development Overlay) (3.592 acres) and from A-3 (Suburban District) & PUD (Planned Unit Development Overlay) to A-3 (Suburban District) (3.243 acres)
Acres: 86.002 acres
Petitioner: First Horizon Inc.
Owner: First Horizon Inc.
Location: Parcel located on the south side of US Highway 190, west of LA Highway 1077, S29, T6S, R10E, Ward 1, District 3.
Council District: 3

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MINUTES OF THE ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. –TUESDAY, MARCH 6, 2018
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE, OFF HIGHWAY 59, MANDEVILLE, LOUISIANA

ROLL CALL

Present: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph

Absent: N/A

Staff Present: Helen Lambert, Cara Bartholomew, Tayler Gaines, Carlin Riles, Jennifer Lange

CALL TO ORDER

The regular meeting of the St. Tammany Parish Zoning Commission called to order by Chairman, David Mannella.

INVOCATION

The Invocation presented by Mr. Randolph.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance presented by Mr. Richard.

APPROVAL OF THE FEBRUARY 6, 2018 MINUTES

Fitzmorris moved, second by Randolph.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph

Nay:

POSTPONING OF CASES:

2018-913-ZC – Postponed to May 1, 2018

2018-914-ZC – Postponed to May 1, 2018

2018-917-ZC – Postponed to April 3, 2018

2018-918-ZC – Postponed to April 3, 2018

2018-919-ZC – Postponed to April 3, 2018

PUBLIC HEARINGS

APPEARERS

ZONING CHANGE REQUEST CASES - APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE LAND USE ORDINANCE REQUIRING REVIEW & RECOMMENDATION OF APPROVAL BY THE ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:

1. 2017-845-ZC-APPROVED

Text Change: An Ordinance amending the Unified Development Code – Volume I, (Zoning) relative to the definition and establishment of reception venues within unincorporated St. Tammany Parish.

POSTPONED FROM THE 2/6/2018 MEETING

Davis moved to postpone until May 1, 2018 meeting, second by Cazaubon.

Yea: Cazaubon

Nay: Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph

Motion to postpone denied.

Davis moved to approve with amendments, second by Willie.

Yea: Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm

Nay: Cazaubon, Randolph

2. 2017-879-ZC- Withdrawn

Existing Zoning: A-2 (Suburban District) & HC-2 (Highway Commercial District)

Proposed Zoning: NC-6 (Public, Cultural and Recreational District)

Location: Parcel located on the west side of LA Highway 25, north of M.P. Planche Road, south of Lake Ramsey Road, S17 & 18, T6S, R11E, Ward 3, District 3.

Acres: 0.51 acres

Petitioner: River Park Estates, LLC - Corie Herberger

Owner: River Park Estates, LLC - Corie Herberger

Council District: 3

POSTPONED FROM THE 2/6/2018 MEETING

MARCH 6, 2018 ZONING COMMISSION MEETING MINUTES, CONT.

3. **2017-895-ZC-DENIED**

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: HC-3 (Highway Commercial District)
Location: Parcel located on the south side of LA Highway 40, west of Rainey Road, east of Albert Thompson Road, being 10580 LA Highway 40, Folsom, S18, T5S, R10E, Ward 2, District 3.
Acres: 4 acres
Petitioner: Shane Blou
Owner: Brandon and Myra Houston
Council District: 3

Willie moved to deny, second by Cazaubon.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph

Nay:

4. **2018-902-ZC-APPROVED**

Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: HC-3 (Highway Commercial District)
Location: Parcel located on the southeast corner of Indian Village Road & US Highway 190 East, being 467 Indian Village Road, Slidell, S20, T9S, R15E, Ward 8, District 13
Acres: 1.515 acres
Petitioner: Joe H. & Judy A. Malone
Owner: Joe H. & Judy A. Malone
Council District: 13

Doherty moved to approve, second by Davis.

Yea: Cazaubon, Lorren, Richardson, Richard, Davis, Fitzmorris, Doherty, Drumm, Randolph

Nay: Willie, Mannella

5. **2018-913-ZC-POSTPONED to May 1, 2018**

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: A-4A (Single-Family Residential District)
Location: Parcel located on the south side of Emerald Forest Blvd, east of Falconer Drive, S14, T7S, R11E, Ward 3, District 5
Acres: 7.11 acres
Petitioner: Brian Barraco
Owner: Joan Prieto Doolittle, Golden Properties, LLC, Calla Isabell Prieto, Clay Carl Prieto, Roslyn Prieto
Council District: 5

Randolph moved to postpone, second by Doherty.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph

Nay:

6. **2018-914-ZC-POSTPONED to May 1, 2018**

Existing Zoning: A-4 (Single-Family Residential District) & A-3 (Suburban District)
Proposed Zoning: MD-2 (Medical Clinic District)
Location: Parcel located on the south side of Emerald Forest Blvd, east of Falconer Drive, S14, T7S, R11E, Ward 3, District 5
Acres: 10.58 acres
Petitioner: Brian Barraco
Owner: Joan Prieto Doolittle, Golden Properties, LLC, Calla Isabell Prieto, Clay Carl Prieto, Roslyn Prieto
Council District: 5

Lorren moved to postpone, second by Fitzmorris.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph

Nay:

MARCH 6, 2018 ZONING COMMISSION MEETING MINUTES, CONT.

7. 2018-915-ZC-APPROVED

Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: A-4 (Single-Family Residential District) & MHO (Manufactured Housing Overlay)
Location: Parcel located on the southeast corner of Oak Drive & Ash Drive, being Lot 1, Square 16, River Gardens Subdivision, S30, T8S, R15E, Ward 8, District 9
Acres: 7,500 sq.ft.
Petitioner: Melvin Alonso
Owner: Melvin Alonso
Council District: 9

Doherty moved to approve, second by Randolph.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph

Nay:

8. 2018-916-ZC-DENIED

Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: A-4A (Single-Family Residential District)
Location: Parcel located on the northeast corner of Coffee Street & Henry Clay Street, being lot 2-A, Town of Mandeville Subdivision & 1541 Coffee Street, Mandeville, S39, T8S, R11E, ward 4, District 10
Acres: 14,940 sq.ft.
Petitioner: Robert DeRoche
Owner: Robert DeRoche
Council District: 10

Fitzmorris moved to deny, second by Drumm.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Drumm,

Nay:

Absent during Vote: Doherty, Randolph

9. 2018-917-ZC-POSTPONED to April 3, 2018

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: PF-1 (Public Facilities District)
Location: Parcel located on the west side of Allen Road, north of Miller Road, being 57209 Allen Road, Slidell, S13, T9S, R14E, Ward 8, District 14
Acres: 3.44 acres
Petitioner: Jeffrey Schoen
Owner: Faith Bible Church of Slidell - Alfred N. Young
Council District: 14

Randolph moved to postpone, second by Doherty.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph

Nay:

10. 2018-918-ZC-POSTPONED to April 3, 2018

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-7 (Multiple Family Residential District)
Location: Parcel located on the north side of Strain Road, east of LA Highway 59, being Lot 1, Mandabita Subdivision, S19, T7S, R12E, Ward 4, District 5
Acres: 2.988 acres
Petitioner: Black Oak Holdings, LLC C/O Jeffrey D. Schoen
Owner: June Barrios Wiley C/O Jeffrey D. Schoen
Council District: 5

Davis moved to postpone, second by Fitzmorris.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph

Nay:

11. 2018-919-ZC-Postponed to April 3, 2018

Existing Zoning: I-2 (Industrial District)
Proposed Zoning: A-7 (Multiple Family Residential District)
Location: Parcel located on the north side of Strain Road, east of LA Highway 59,

MARCH 6, 2018 ZONING COMMISSION MEETING MINUTES, CONT.

S19, T7S, R12E, Ward 4, District 5
Acres: 13.6 acres
Petitioner: Black Oak Holdings, LLC C/O Jeffrey D. Schoen
Owner: Estate of John Christakis, Nektarios Christakis, Maria C. Stokes
C/O Jeffrey D. Schoen
Council District: 5

Randolph moved to postpone, second by Fitzmorris.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph

Nay:

12. 2018-920-ZC-APPROVED

Existing Zoning: A-1A (Suburban District) & RO (Rural Overlay)
Proposed Zoning: A-1A (Suburban District), RO (Rural Overlay) & MHO (Manufactured Housing Overlay)
Location: Parcel located on the south side of Tinney Road, west of LA Highway 40, being 19244 Tinney Road, Folsom, S27, T5S, R11E, Ward 2, District 6
Acres: 0.067 Acres
Petitioner: William H. & Gladys Darlene C. Marklary
Owner: William H. & Gladys Darlene C. Marklary
Council District: 6

Cazaubon moved to approve, second by Randolph.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph

Nay:

13. ZC01-11-072-APPROVED

Major Amendment to the PUD Planned Unit Development Overlay
Location: Parcel located on the east side of I-10 East Service Road, west of LA Highway 433, north of Lakeshore Blvd East, south of Schneider Canal, S25/26/27/33/34/35/36, T9S, R14E & S1/2/3/4/11, T10S, R14E, Ward 9, District 13
Acres: 1083.6 acres
Petitioner: Jeffrey D. Schoen
Owner: D.R. Horton, Inc- Gulf Coast

Heard after 2017-648-ZC

Cazaubon moved to approve, second by Fitzmorris.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph

Nay:

14. 2017-648-ZC-APPROVED

Major Amendment to the PUD Planned Unit Development Overlay
Location: Parcel located on the north side of Dove Park Road, west of LA Highway 59 S25, T7S, R11E, Ward 4, District 5
Acres: 58.45 acres
Petitioner: Dove Park Estates LLC - Corie Herberger
Owner: Dove Park Estates LLC - Corie Herberger

Heard before ZC01-11-072

Randolph moved to approve, second by Fitzmorris.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph

Nay:

OLD BUSINESS

N/A

NEW BUSINESS

N/A

ADJOURNMENT

ZONING STAFF REPORT

Date: 3/26/2018
Case No.: 2017-885-ZC
Prior Action: Postponed 02/06/18
Posted: 03/21/18

Meeting Date: 4/3/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Fourth Chukker, LLC - Catherine Alba

OWNER: The Estate of Zeno Alvin Patecek

REQUESTED CHANGE: From A-3 Suburban District, HC-1 Highway Commercial District & NC-1 Professional Office District to HC-2A Highway Commercial District

LOCATION: Parcel located on the east side of East US Highway 190 Service Road, south of Melody Lane, north of Slemmer Road; S15, T7S, R11E; Ward 3, District 5

SIZE: 10.44 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Federal **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-4 Single Family Residential District
South	Residential/Commercial	A-3 Suburban District
East	Undeveloped	A-3 Suburban & NC-1 Professional Office Districts
West	Hwy 190 Service Road	

EXISTING LAND USE:

Existing development: No **Multi occupancy development:** Yes

COMPREHENSIVE PLAN:

Commercial Infill – New commercial uses developed on undeveloped tracts within existing commercial districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

Residential Infill – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 Suburban District, HC-1 Highway Commercial District & NC-1 Professional Office District to HC-2A Highway Commercial District. This site is located on the east side of East US Highway 190 Service Road, south of Melody Lane, north of Slemmer Road. The 2025 future land use plan calls for the site to be developed with commercial uses along Hwy 190 Service Road and residential uses in the rear portion of the site. Although, a portion of the site is currently zoned commercial (HC-2 & NC-1), Staff does not see any compelling reason to increase the intensity of the zoning in the area. Note that most of the site is abutting residential uses on the north and south sides.

STAFF RECOMMENDATION:

The staff recommends that the request for a HC-2A Highway Commercial District designation be denied.

Case No.: 2017-885-ZC

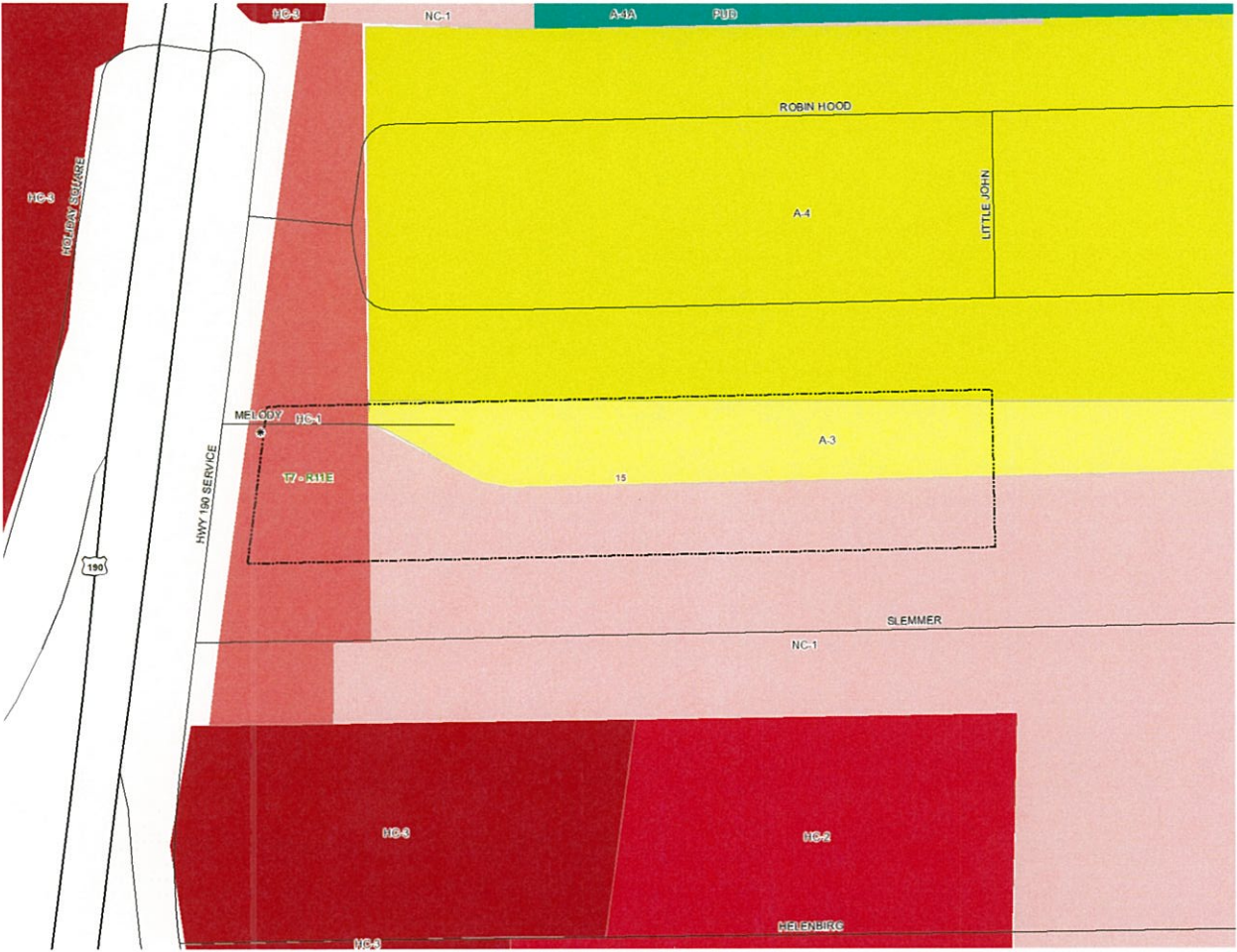
PETITIONER: Fourth Chukker, LLC - Catherine Alba

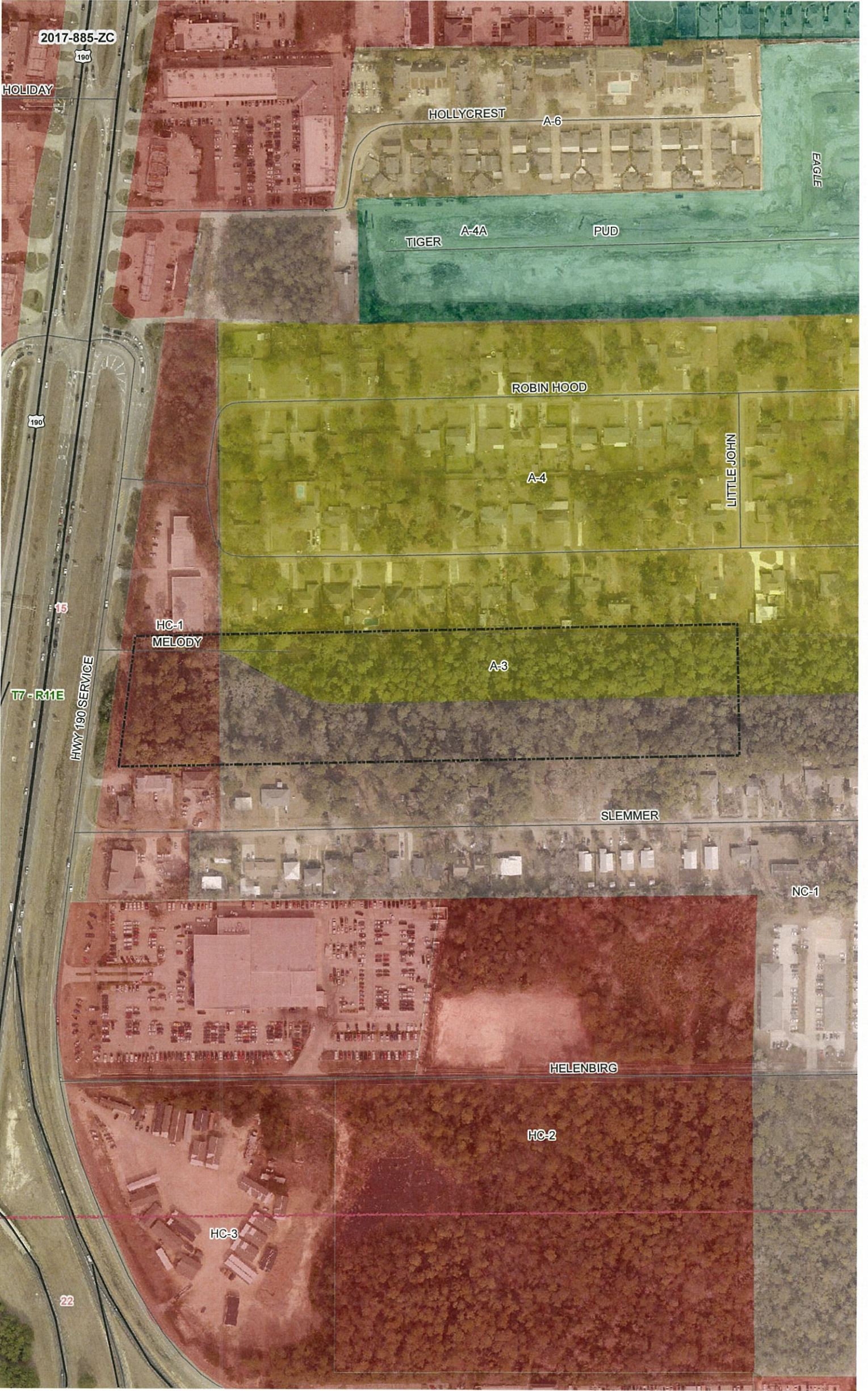
OWNER: The Estate of Zeno Alvin Patecek

REQUESTED CHANGE: From A-3 Suburban District, HC-1 Highway Commercial District, NC-1 Professional Office District to HC-2A Highway Commercial District

LOCATION: Parcel located on the east side of East US Highway 190 Service Road, south of Melody Lane, north of Slemmer Road; S15, T7S, R11E; Ward 3, District 5

SIZE: 10.44 acres







SITE

2017-885-20

VICINITY MAP
(NOT TO SCALE)

LEGAL DESCRIPTION

A CERTAIN UNDESIGNED TRACT OF LAND SITUATED IN SECTION 15, T7S-R11E, GREENSBURG DISTRICT, ST. TAMMANY PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER COMMON TO SECTIONS 14, 15, 22 AND 23 AND MEASURE N00°51'00"W A DISTANCE OF 1046.0 FEET TO A POINT ON THE NORTH LINE OF NIDDA SUBDIVISION. THENCE MEASURE ALONG SAID NORTH LINE S88°45'21"W A DISTANCE OF 1196.91 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE S88°45'21"W A DISTANCE OF 1482.88 FEET TO THE EAST RIGHT OF WAY LINE OF HIGHWAY 190 FRONTAGE ROAD. THENCE ALONG SAID RIGHT OF WAY LINE MEASURE N07°07'56"E A DISTANCE OF 313.72 FEET TO THE NORTH BOUNDARY LINE (BEING THE SOUTH LINE OF KINGS FOREST SUBDIVISION). THENCE LEAVING SAID EAST RIGHT OF WAY LINE MEASURE ALONG THE SOUTHERN LINE OF KINGS FOREST SUBDIVISION N88°39'28"E A DISTANCE OF 1437.78 FEET. THENCE LEAVING SAID SOUTH LINE OF KINGS FOREST SUBDIVISION MEASURE S01°08'04"E A DISTANCE OF 312.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.446 ACRES.

SURVEY REFERENCE

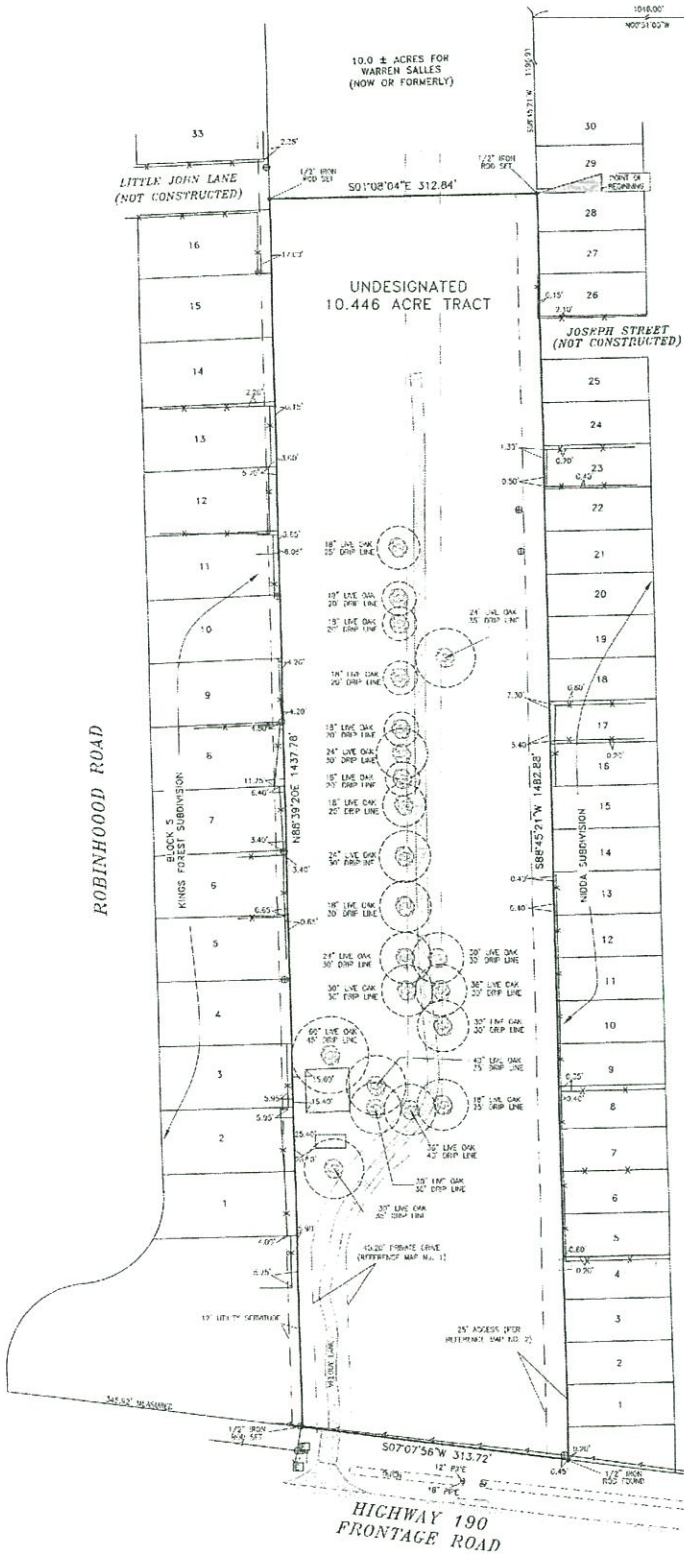
- 1) SURVEY OF 21.09 ACRE PARCEL FOR AUGUST PATACEK BY ROBERT A. BERLIN DATED MARCH 31, 1959.
- 2) SURVEY PLOT OF 10.0 ACRE PARCEL IN SECTIONS 14 & 15 T7S-R11E ST. TAMMANY PARISH, LOUISIANA BY EDWARD J. MURPHY DATED FEBRUARY 10, 1972.
- 3) RIGHT OF WAY MAP (STATE PROJECT NO. 454-04-05) LOUISIANA DEPARTMENT OF HIGHWAYS BY J. ALVIN BARBAY JR. DATED FEBRUARY 4, 1970.
- 4) PLAT OF NIDDA SUBDIVISION BY RUSSELL P. MORGAN DEPUTY PARISH SURVEYOR DATED JULY 27, 1954.
- 5) PLAT OF KINGS FOREST SUBDIVISION BY ROBERT A. BERLIN DATE OF FILING JUNE 26, 1962.

BASIS OF BEARING

REFERENCE PLAT NO. 3

SIEMMER ROAD

ROBINHOOD ROAD



- LEGEND
- DOT WIRE
 - UTILITY POLE
 - OVERHEAD UTILITY LINE
 - SEWER MANHOLE
 - FENCE
 - ELECTRIC METER
 - CABLE BOX
 - FIBER BOX

SURVEY OF UNDESIGNED
10.446 ACRE TRACT
SITUATED IN SECTIONS 15, T7S-R11E,
ST. TAMMANY PARISH, LOUISIANA

MADE AT THE REQUEST OF:
GULF STATES REAL ESTATE SERVICES, LLC.

DADING, MARQUES &
ASSOCIATES, LLC



P.O. BOX 790
METAIRIE, LA. 70004
(504) 834-0200

NOTE:
Measurements may not be in scale
for clarity. The dimensions shown
should prevail.

CODY A. DIMARCO
P.E.S. 1A, ST. REG. NO. 5065

THE SURVEY AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPILED WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARD OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS "2" SURVEY.

DATE:	SCALE:	DRAWN BY:	CHECKED BY:	JOB NO.:	SHEET:
12/14/2017	1" = 100'	J.R.	C.A.B.	06453	1 of 1

12/21/2017

ZONING STAFF REPORT

Date: 3/26/2018
Case No.: 2018-917-ZC
Prior Action: Postponed 03/06/18
Posted:03/21/18

Meeting Date: 4/3/2018
Determination: : Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Jeffrey Shoen
OWNER: Faith Bible Church of Slidell - Alfred N. Young
REQUESTED CHANGE: From A-3 Suburban District to PF-1 Public Facilities District
LOCATION: Parcel located on the west side of Allen Road, north of Miller Road, being 57209 Allen Road , Slidell; S13, T9S, R14E; Ward 8, District 14
SIZE: 3.44 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-3 Suburban District
South	Residential	A-3 Suburban District
East	Church	A-3 Suburban District
West	Residential	A-3 Suburban District

EXISTING LAND USE:

Existing development: Yes **Multi occupancy development:** No

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 Suburban District to PF-1 Public Facilities District. This site is located on the west side of Allen Road, north of Miller Road, being 57209 Allen Road, Slidell. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not have any objection, considering that the objective of the request is to bring the existing use in compliance with the appropriate zoning district.

Note that the site is currently developed with a church, which was originally approved under conditional use permit.

STAFF RECOMMENDATION:

The staff recommends that the request for a PF-1 Public Facilities District designation be approved.

Case No.: 2018-917-ZC

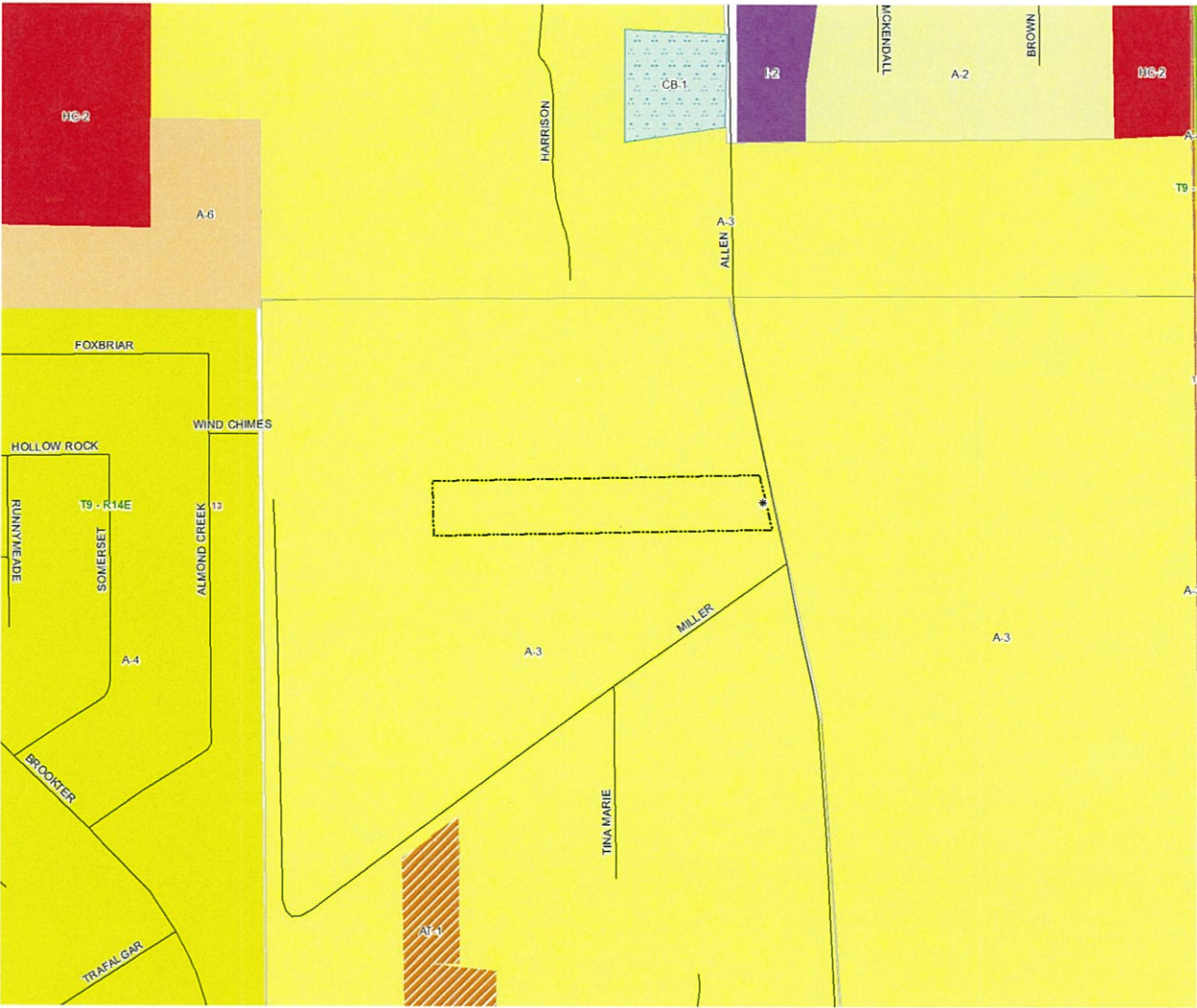
PETITIONER: Jeffrey Shoen

OWNER: FAITH BIBLE CHURCH of Slidell - Alfred N. Young

REQUESTED CHANGE: From A-3 Suburban District to PF-1 Public Facilities District

LOCATION: Parcel located on the west side of Allen Road, north of Miller Road, being 57209 Allen Road , Slidell; S13, T9S, R14E; Ward 8, District 14

SIZE: 3.44 acres



2018-917-ZC

HARRISON

CB-1

A-2

ALLEN

T9 - R14E

A-3

MILLER

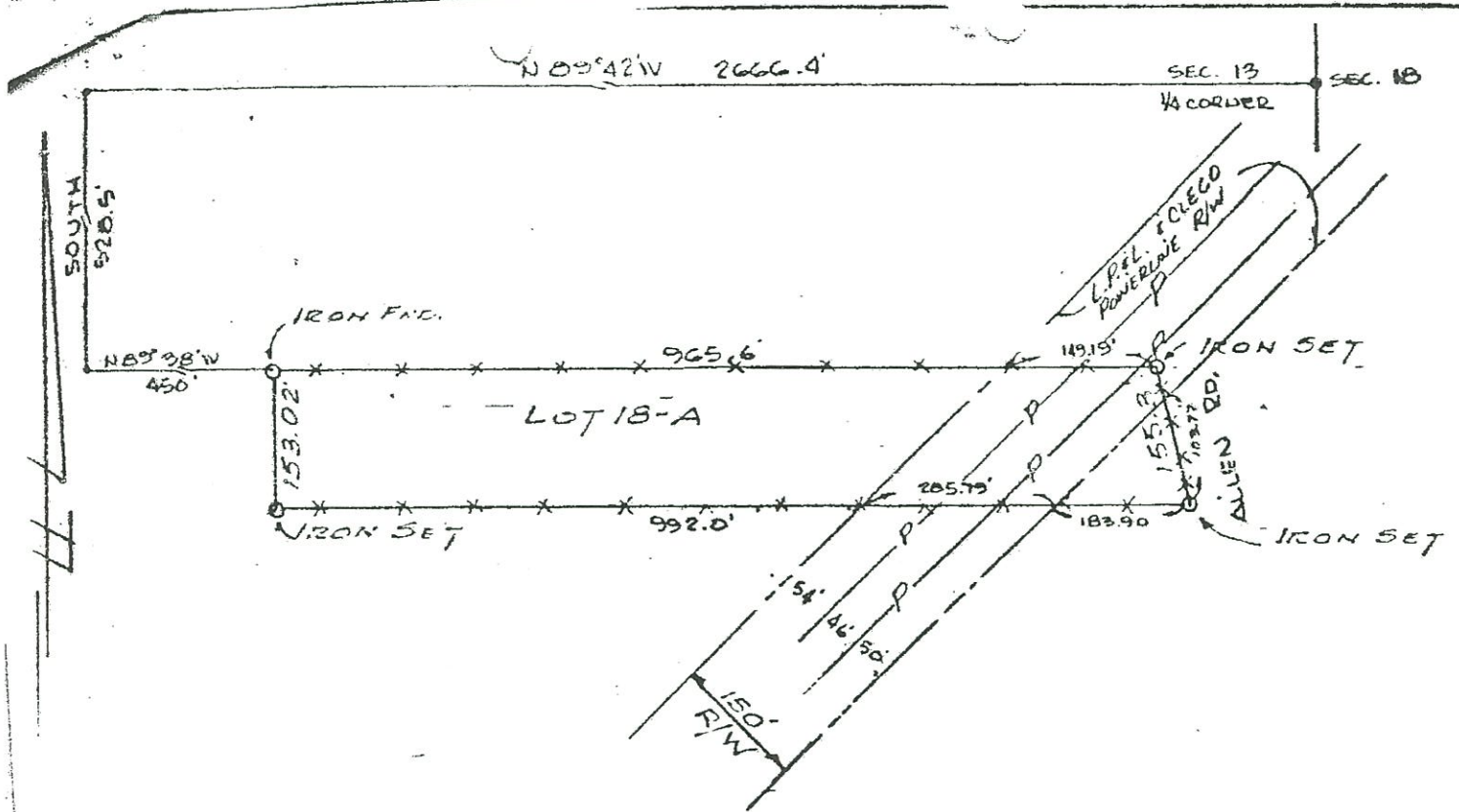
TINA MARIE

AT-1

0 375 Feet



2018-917-22



Scale: 1"=200'

Survey Map

of

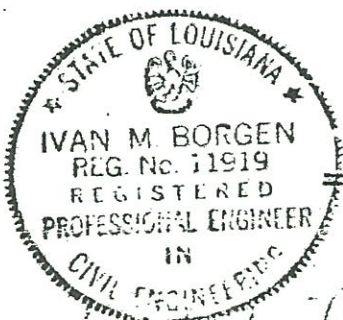
Lot 18-A in WITTEBORG FARMS S/D

in

St. Tammany Parish, Louisiana

for

DAVID PAIGE



Survey Number: 23318
Date: FEB. 15, 1980
Revision:
DRAWN BY: J.M.C.
CHK'D BY:

This Survey is Certified
True and Correct by

Ivan M. Borgen
No. 686

ZONING STAFF REPORT

Date: 3/26/2018
Case No.: 2018-918-ZC
Prior Action: Postponed 03/06/18
Posted:03/21/18

Meeting Date: 4/3/2018
Determination: : Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Black Oak Holdings, LLC C/O Jeffrey D. Shoen
OWNER: June Barrios Wiley C/O Jeffrey D. Shoen
REQUESTED CHANGE: From A-2 Suburban District to A-7 Multiple Family Residential District
LOCATION: Parcel located on the north side of Strain Road, east of LA Highway 59, being Lot 1, Mandabita Subdivision ; S19, T7S, R12E; Ward 4, District 5
SIZE: 2.988 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	I-2 Industrial District
South	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Undeveloped	I-2 Industrial District

EXISTING LAND USE:

Existing development: Yes **Multi occupancy development:** No

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 Suburban District to A-7 Multiple Family Residential District. This site is located on the north side of Strain Road, east of LA Highway 59, being Lot 1, Mandabita Subdivision. The 2025 future land use plan calls for the site to be developed with residential uses. Staff does not see any compelling reason to recommend approval, considering that the site is abutting single family residential uses on the east side and directly across the site.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-7 Multiple Family Residential District designation be denied.

Case No.: 2018-918-ZC

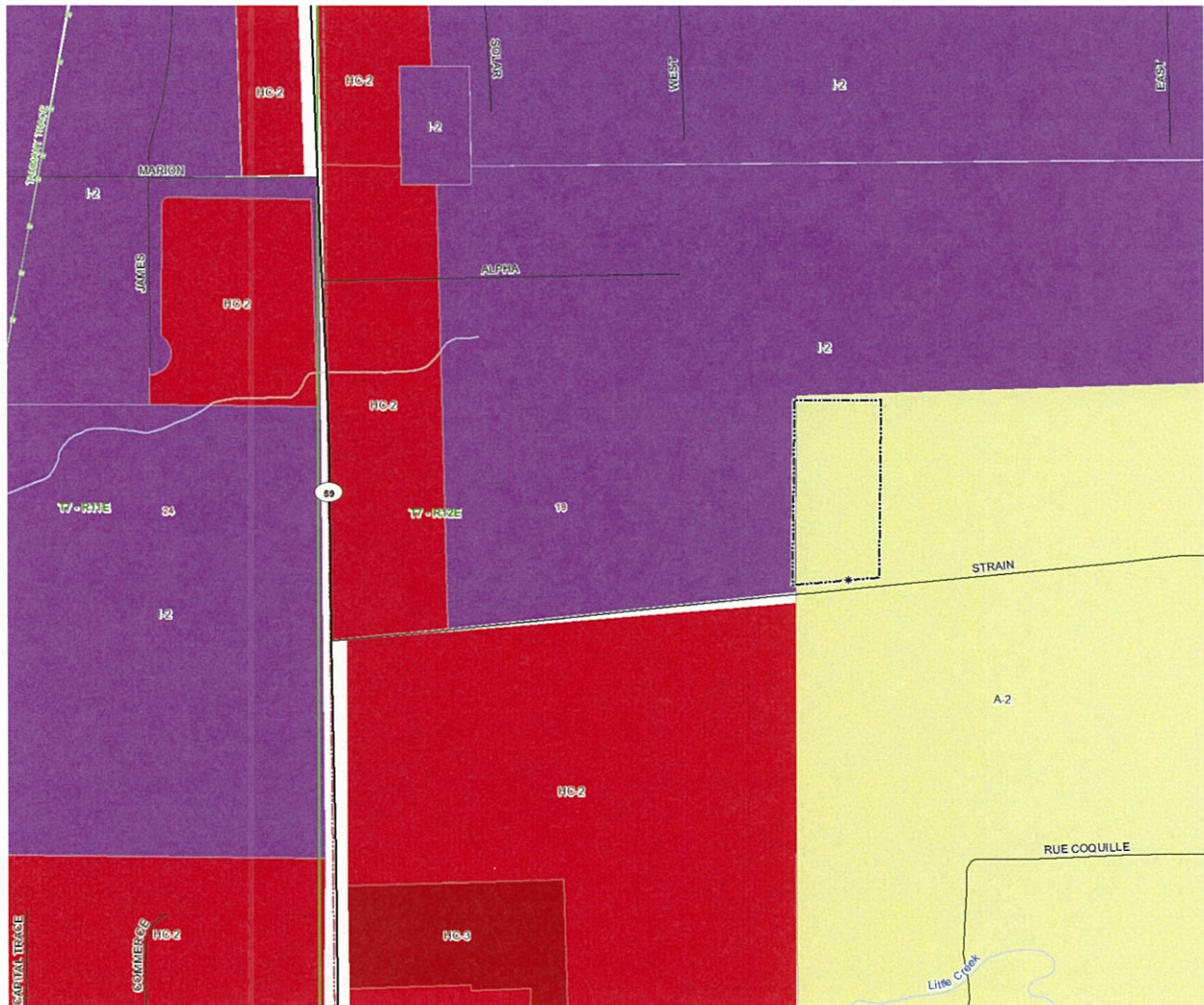
PETITIONER: Black Oak Holdings, LLC C/O Jeffrey D. Shoen

OWNER: June Barrios Wiley C/O Jeffrey D. Shoen

REQUESTED CHANGE: From A-2 Suburban District to A-7 Multiple Family Residential District

LOCATION: Parcel located on the north side of Strain Road, east of LA Highway 59, being Lot 1, Mandabita Subdivision ; S19, T7S, R12E; Ward 4, District 5

SIZE: 2.988 acres





2018-918-ZC

DULAR

WEST

ALPHA

I-2

T7-R12E

STRAIN

A-2

HC-2

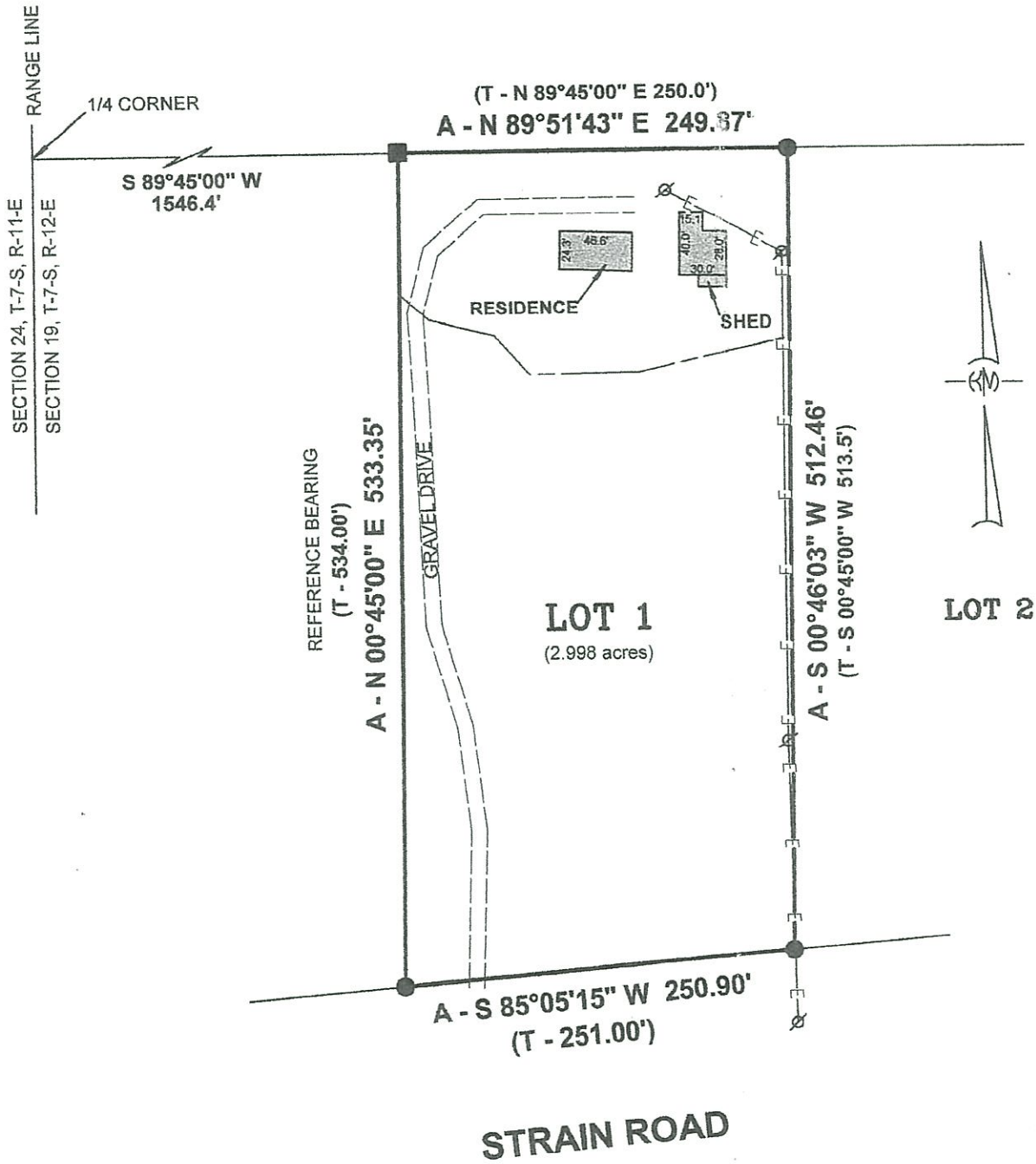
HC-3

RUE COQUILLE

0 375 Feet

N

2018-918-ZC



-- LEGEND --

- = 3/4" IRON ROD FOUND
- = 1/2" IRON ROD SET
- = 1" IRON BOLT FOUND

THIS PROPERTY IS LOCATED IN FLOOD
ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M.
PANEL NO. 225205-0245 C; REV. 10-17-89.

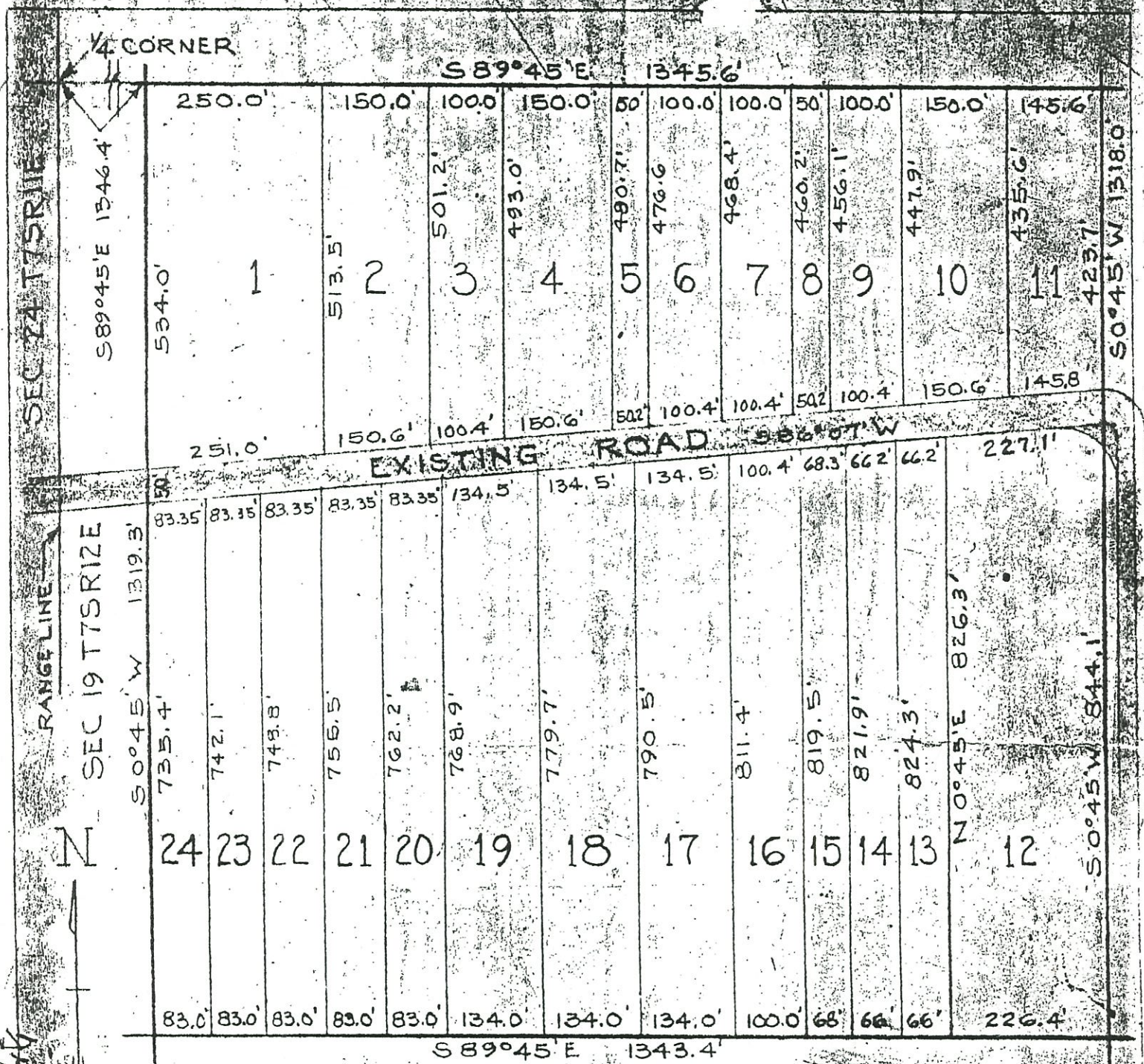
NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY
EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE
ORIGIN OF TITLE POLICY WILL BE ADDED LEGATE IUDIC

REFERENCE:
MAP OF MANDABITA BY E. J. CHAMPAGNE DATED 28 MAY 1954.
FROM WHICH BASIS OF BEARING WAS TAKEN. NO SERVITUDE
OR SETBACKS ARE SHOWN.

BOUNDARY SURVEY OF:

LOT 1, MANDABITA SUBDIVISION
SECTION 19, T-7-S, R-12-E
ST. TAMMANY PARISH, LOUISIANA

Filed April 25, 1955 2018-918-ZC
 Clerk, Hazard Kyto



NE 1/4 of SW 1/4 SEC 19 T7S R12E
 MAP OF
MANDABITA
 PROPERTY OF C. J. COMMANDER

LOCATION NE 1/4 of SW 1/4 in Sec 19 T7S R12E Greensburg District, La.

SURVEY REQUESTED BY Commander

SURVEY BY E. J. Champagne & Earl Engineering Associates 28 May 1954

Civil Engineers & Land Surveyors

MAP BY etc

Scale 1"=200'

Dwg. No. S 801

ZONING STAFF REPORT

Date: 3/26/2018
Case No.: 2018-919-ZC
Prior Action: Postponed 03/06/18
Posted: 03/21/18

Meeting Date: 04/03/18
Determination: : Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Black Oak Holdings, LLC C/O Jeffrey D. Shoen
OWNER: Estate of John Christakis, Nektarios Christakis, Maria C. Stokes C/O Jeffrey D. Shoen
REQUESTED CHANGE: From I-2 Industrial District to A-7 Multiple Family Residential District
LOCATION: Parcel located on the north side of Strain Road, east of LA Highway 59; S19, T7S, R12E; Ward 4, District 5
SIZE: 13.6 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	I-2 Industrial District
South	Undeveloped	HC-2 Highway Commercial District
East	Residential & Undeveloped	A-2 Suburban District
West	Undeveloped	HC-2 Highway Commercial District

EXISTING LAND USE:

Existing development: No **Multi occupancy development:** Yes

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, *e.g.*) uses, as well as the supporting infrastructure and public services they will require (*See “Small Area Plans,” below*). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Commercial – Industrial – Conservation – These planned districts would be limited to commercial and industrial uses – at varying densities, as well as conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. .

Single Family Residential – Conservation - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from I-2 Industrial District to A-7 Multiple Family Residential District. This site is located on the north side of Strain Road, east of LA Highway 59. The 2025 future land use plan calls for the site to be developed as a planned district, with commercial & industrial uses for the western portion of the site and with residential uses for the eastern portion of the site, including conservation areas. Staff feels that there is no compelling reason to recommend approval of the request, considering that the A-7 would create a significant increase of the density in the area.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-7 Multiple Family Residential District designation be denied.

Case No.: 2018-919-ZC

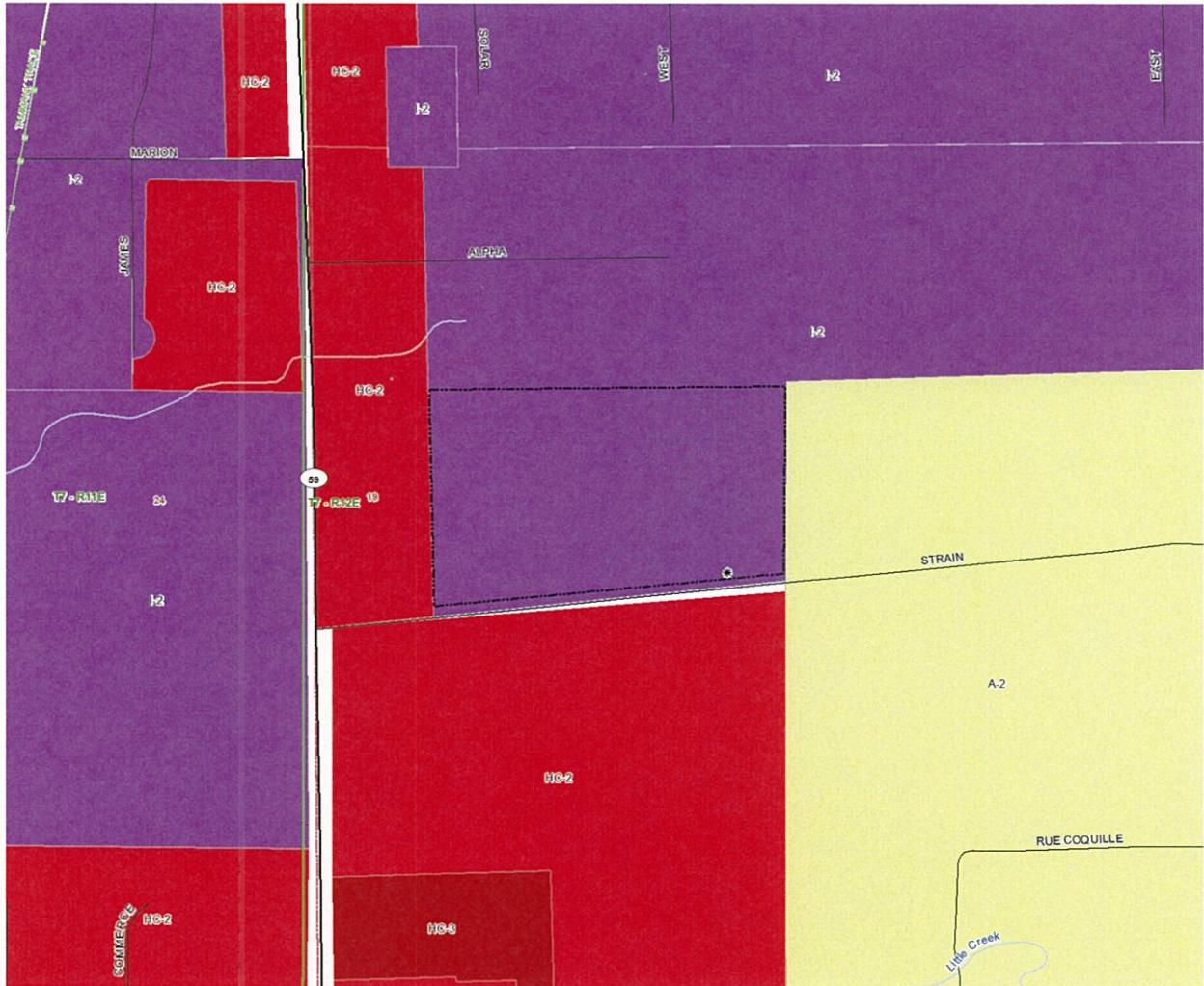
PETITIONER: Black Oak Holdings, LLC C/O Jeffrey D. Shoen

OWNER: Estate of John Christakis, Nektarios Christakis, Maria C. Stokes C/O Jeffrey D. Shoen

REQUESTED CHANGE: From I-2 Industrial District to A-7 Multiple Family Residential District

LOCATION: Parcel located on the north side of Strain Road, east of LA Highway 59; S19, T7S, R12E; Ward 4, District 5

SIZE: 13.6 acres





2018-919-ZC

SOUTH

I-2

SOLAR

WEST

MARION

ALPHA

19
T7-R12E

T7-R11E 24

STRAIN

A-2

RUE COQUILLE

HC-2

HC-3

KOOP

PF-1

CB-1



ZONING STAFF REPORT

Date: 03/26/18
Case No.: ZC06-06-047
Prior Action: Approved (01/06/2015)
Posted: 03/21/18

Meeting Date: 4/3/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: D. R. Horton INC Gulf Coast

OWNER: Tantella Development Group, LLC

REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development Overlay

LOCATION: Parcel located on the east side of LA Highway 1077 & Tantella Ranch Road, north of Magee Road; S16 & 21, T6S, R10E; Ward 1, District 3

SIZE: 75 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State **Road Surface:**2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	PUD Planned Unit Development Overlay
South	Undeveloped	PUD Planned Unit Development Overlay
East	Undeveloped	A-1 Suburban District
West	Undeveloped & Residential	A-2 Suburban District

EXISTING LAND USE:

Existing development: No **Multi occupancy development:** Yes

COMPREHENSIVE PLAN:

Agriculture (nursery, sod) - Use of land for horticulture, floriculture, and the necessary or associated uses for packing, treating, storing the produce or using it for education.

STAFF COMMENTS:

The petitioner is requesting a major amendment to the PUD Planned Unit Development District. The request consists of a reduction in size of the proposed subdivision, from 252.43 acres to 75 acres, and a reduction of the total number of lots from 194 to 92 lots (see attached revised plan & see below chart showing the number and size of lots).

Note that a zoning change request from PUD to A-1 Suburban District has been submitted to allow for the remaining 144.495 acres to be removed from the originally approved PUD subdivision and rezoned to A-1 Suburban District (2018-921-ZC).

Lot Width	Number of lots
50'	23 lots
60'	53 lots
70'	13 lots
80'	3 lots

ACCESS

The site is proposed to be accessed through a boulevard type entrances from Highway 1077 and a two lane entrance from Tantella Ranch Road, through Cozy Lane.

GENERAL INFORMATION

Required information	Staff Comments
Title of the project, name of the developer, legal description	Provided as Required
Existing Land Use within 500' of all boundaries on the plan	Provided as Required
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required (off-site Tammany Utilities)
Wetland Delineations	Provided as Required
Flood Zone Demarcation Lines	Provided as Required
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required

GREENSPACE

A total of 52.45 acres of greenspace (69.93%) is proposed to be provided within the subdivision

Amenities	Acreage and percentage	Type of Amenities
Passive	22.68 acres, 41.13%	Undisturbed Habitat/Wetlands & Walking Path
Active	0.40 acres, 0.30%	Proposed playground equipment
Total	52.45 acres of greenspace (69.93%)	

Note that a complete Recreational Development Plan shall be submitted depicting the proposed amenities, the location of the amenities on the plan, a time schedule for development, and the entity whom shall be responsible for the liability and maintenance of the recreational amenities and greenspace areas.

COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan calls for the site to be developed with agricultural uses such as horticulture and floriculture. The proposed development does not meets the objectives of the 2025 future land use plan; however the design of the residential subdivision allows for the preservation of most of the existing wetlands located on the site.

STAFF RECOMMENDATION:

The staff recommends that the request for a Major Amendment to the PUD Planned Unit Development Overlay designation be approved.

Case No.: ZC06-06-047

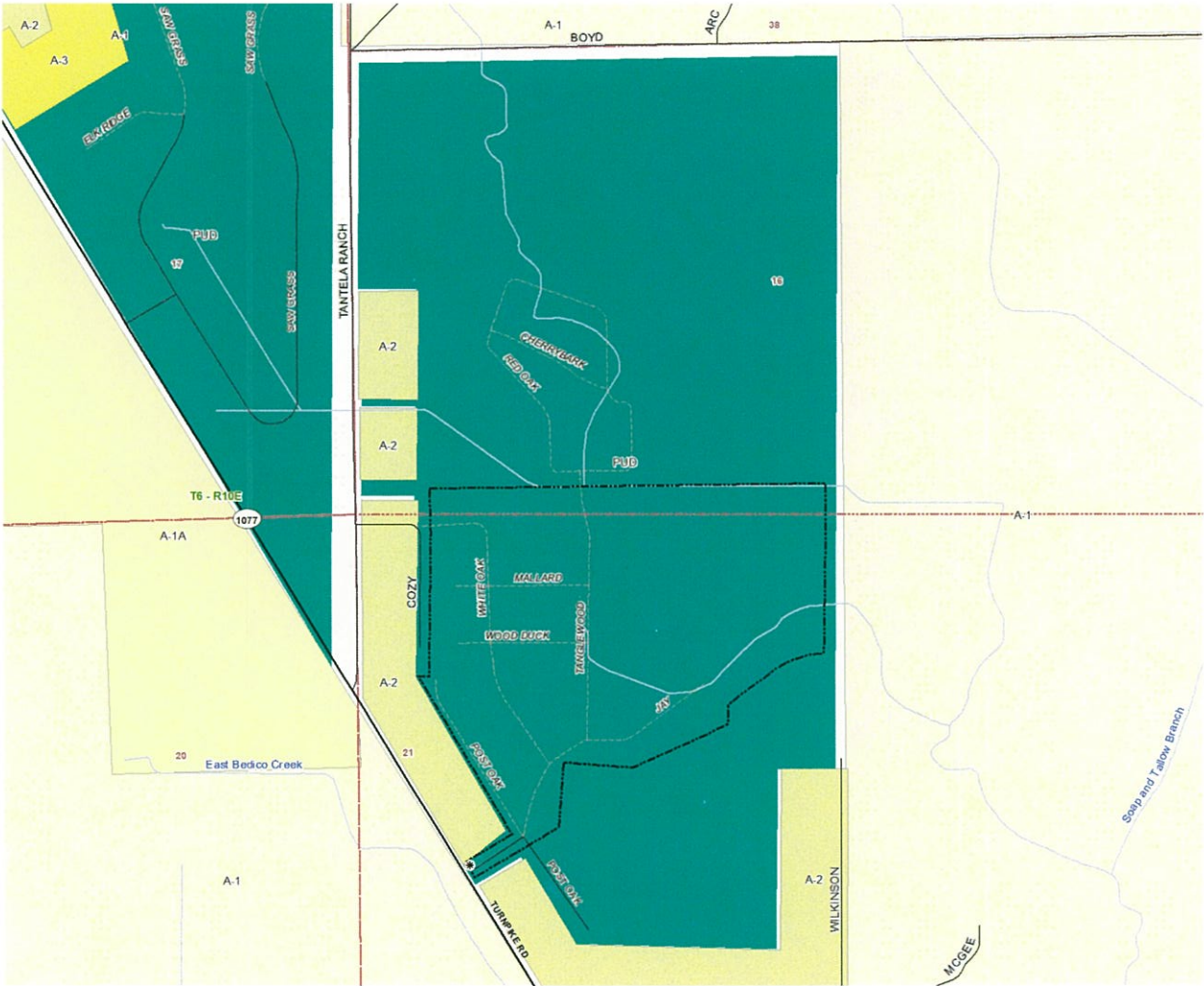
PETITIONER: D. R. Horton Gulf Coast

OWNER: Tantella Development Group, LLC

REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development Overlay

LOCATION: Parcel located on the east side of LA Highway 1077 & Tantella Ranch Road, north of Magee Road; S16 & 21, T6S, R10E; Ward 1, District 3

SIZE: 75 acres





WAIVER #1:
THE SUBDIVISION REGULATORY ORDINANCE NO. 498 IN SECTION 40-020.6 STATES "DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60) FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE PROPERTY LINES ON THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT." THE DEVELOPER IS REQUESTING A WAIVER TO REDUCE THE DISTANCE BETWEEN THE ROW INTERSECTION AND DRIVEWAY TO THIRTY SIX (36) FEET.

ACTIVE RECREATION
ON 15 ACRES PARK WITH PLAYGROUND AND 260' WALKING PATH THAT ALLOWS FOR
CONNECTIVITY TO ADJACENT FORD.

PASSIVE RECREATION
ACCESS TO PROPOSED PONDS AND 42.00 ACRES OF UNDISTURBED WETLAND
HABITAT.

THIS PROPERTY IS LOCATED IN ZONE(s) "A4" & "B" BASED ON FIRM PANEL NO. 225205 0125 C. DATED OCTOBER 17, 1989. BASE FLOOD TO BE DETERMINED BY ST. TAMMANY PARISH. ELEVATION = VARIES.

NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF ST. TAMMANY PARISH.

THE PUBLIC STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR THE PROPER PURPOSES ALL AREAS SHOWN AS PUBLIC SERVICES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES DRAINAGE SEWAGE REMOVAL OR OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC NO FEE IS CHARGEABLE FOR THE USE OF ANY OF THE PUBLIC STREETS OR RIGHTS OF WAY SHOWN HEREON. NO IMPROVEMENTS SHALL BE CONSTRUCTED OR INSTALLED THEREON OR ANY PUBLIC IMPROVEMENT OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVICE OR RIGHT-OF-WAY IS DEDICATED.

THIS PUD PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, SALES, CONVEYANCE, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

PROJECT: **THE PRESERVE AT GOODBEE LAKES**
A PLANNED UNIT DEVELOPMENT

CLIENT: **D.R. HORTON, INC. GULF COAST**
7969 VINCENT ROAD
DELLHAM SPRINGS, LOUISIANA 70726



1) TELECOMMUNICATION CABINETS ARE PERMITTED TO BE LOCATED WITHIN THE GREENSPACE AND WATER & SEWER SITES.

THOSE AREA DESIGNATED HEREON AS "COMMON AREA" ARE TO BE DEDICATED TO THE HOMEOWNERS AND OCCUPANTS OF THE PRESERVE AT GOODBEE LAKES FOR RECREATION, SERVICE AND OTHER RELATED ACTIVITIES. THE "COMMON AREA" ARE NOT TO BE DEDICATED FOR USE BY THE GENERAL PUBLIC BUT ARE TO BE DEDICATED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS AND OCCUPANTS OF THE PRESERVE AT GOODBEE LAKES. OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS SHALL BE BY THE PRESERVE AT GOODBEE LAKES ASSOCIATION. TAMMANY IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY "COMMON AREAS" OR PONDS.

CONCRETE SIDEWALK

A cross-sectional diagram of a railroad track. The diagram shows a central track bed between two ground lines. The track bed consists of a bottom layer of "2" OF #57 LIMESTONE" and a top layer of "1"x4" PRESSURE TREATED WOOD RAILS". Below the limestone layer is a hatched area labeled "COMPACTED SUBGRADE".

SUBGRADE — LIMESTONE

EXPANSION JOINTS SHALL BE CONSTRUCTED EVERY 48 FT



- 1) TELECOMMUNICATION CABINETS ARE PERMITTED TO BE LOCATED WITHIN THE ONE-SPACE AND WATER & SEWER SITES.
- 2) ACCESSORY BUILDINGS WITH A SIZE OF LESS THAN FIVE PERCENT OF THE AREA OF LOT COVERED BY MAIN BUILDING SHALL BE PERMITTED TO BE LOCATED WITHIN THE ONE-SPACE INTERIOR ZONE AND REAL LOT HEIGHT REDUCED. THE BUILDING LENGTH DOES NOT EXCEED 30 FEET AND BUILDING HEIGHT DOES NOT EXCEED 19 FEET.
- 3) CENTRAL WATER TO BE PROVIDED FROM ON SITE EXISTING WELL & SEWER TO EXISTING ON SITE SEWER TREATMENT PLANT.
- 4) MAX HEIGHT OF RESIDENCES TO BE 39' ABOVE BASE FLOOD ELEVATION
- 5) A COMPLETE RECREATIONAL DEVELOPMENT PLAN SHALL BE PROVIDED ALONG

WAVENR #1
THE SUBDIVISION REGULATORY ORDINANCE NO. 499 IN SECTION 40.039.0, STATES, "DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60) FEET FROM A CORNER OF A LOT OR THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT." THE DEVELOPER IS REQUESTING A WAIVER TO REDUCE THE DISTANCE BETWEEN THE ROW INTERSECTION AND DRIVEWAY TO THIRTY SIX (36) FEET.

ACTIVE RECREATION:
0.3 ACRE PARK WITH PLAYGROUND AND 280' WALKING PATH THAT ALLOWS FOR
CONNECTIVITY TO ADJACENT POND.

PASSIVE RECREATION:
ACCESS TO PROPOSED PONDS AND 42.00 ACRES OF UNDISTURBED WETLAND

THIS PROPERTY IS LOCATED IN ZONE(S) "A4" & "B" BASED ON FIRM PANEL NO. 225205 0125 C. DATED OCTOBER 17, 1989. BASE FLOOD TO BE DETERMINED BY ST. TAMMANY PARISH. ELEVATION = VARIES.

NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF ST. TAMMANY PARISH.

THE PUBLIC STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED AND HEREBY GRANTED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, ALL AREAS SHOWN AS PUBLIC SERVICES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE, REMOVAL, OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED NOR SHALL ANY BUILDING, FENCE, STRUCTURE, OR IMPROVEMENT BE CONSTRUCTED OR INSTALLED WITHIN, OR OVER ANY PUBLIC SENTINCE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVICE OR RIGHT-OF-WAY IS GRANTED.

THIS PUD PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, SALES, CONVEYANCE, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

PROJECT	TOPIC
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THE PRESERVE AT GOODBEE LAKES
A PLANNED UNIT DEVELOPMENT

DISCUSSION: LOCATED IN SECTION(S) 16 & 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA.

CLIENT: **D.R. HORTON, INC. GULF COAST**
7969 VINCENT ROAD
DELIAM SPRINGS, LOUISIANA 70716




FRANCIS & TAYLOR PROJECTS LTD. 105, MAGDALE ROAD, CHICHESTER, SUSSEX PO19 1AT | CANTON 2 06 2 189

Project No.: 17-035	Date: FEBRUARY 14, 2018	Sheet: 3
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Drawn By	DTM	Checked By	JLL
		<u>7</u> OF <u>7</u>	

LEGEND:

 COMMON AREA OUTSIDE WETLANDS
(3.23 ACRES)

 PROPOSED SIDEWALKS

WETLANDS LEGEND:

EXIST WETLANDS TO BE PRESERVED
(138.98 ACRES TOTAL)
(42.00 ACRES THIS DEVELOPMENT)

	EXIST WETLANDS TO BE MITIGATED THIS DEVELOPMENT (3.90 ACRES)
	WETLANDS WITHIN PUBLIC ROW (0.85 ACRES) (NOT A PART)

SIDEWALK SECTION:

P.C. CONCRETE SIDEWALK
W/BROOM FINISH 3 500 P.S.I.
28 DAYS

INDUCE CRACK

NOTES

NOTES

WAI KING PATH DETAIL .

Diagram illustrating the cross-section of a retaining wall structure, showing the following components:

- AGGREGATE
- FILL AT BACKSIDE OF WOOD RAILS, COMPACTED AND SLOPE TO NATURAL GROUND
- 1" x 4" PRESSURE TREATED WOOD RAILS
- COMPACTED SUBGRADE

COMPACTED
SUBGRADE

TYPICAL STREET SECTION /50' RIGHT-OF-WAY/

NTS

COMMON AREA DEDICATION:

THOSE AREA DESIGNATED HEREON AS "COMMON AREA" ARE TO BE DEDICATED TO THE HOMEOWNERS AND OCCUPANTS OF THE PRESERVE AT GOODBEE LAKES FOR RECREATION, SERVICE AND OTHER RELATED ACTIVITIES. THE "COMMON AREA" ARE NOT TO BE DEDICATED FOR USE BY THE GENERAL PUBLIC BUT ARE TO BE DEDICATED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS AND OCCUPANTS OF THE PRESERVE AT GOODBEE LAKES. OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS SHALL BE BY THE PRESERVE AT GOODBEE LAKES ASSOCIATION. ST. TAMMANY IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY COMMON AREAS* OR PONDS.

DEVELOPMENT ACRAGE:

GREENSPACE (WITHOUT PONDS)	49.82 ACRES	66.43%
PARK SPACE	0.30 ACRES	0.40%
PROPOSED PONDS	4.20 ACRES	5.60%
EXISTING POND	0.44 ACRES	0.59%
LOTS	16.60 ACRES	20.80%
RIGHT-OF-WAY	4.64 ACRES	6.18%
TOTALS:	75.00 ACRES	100%

NTS

Located in Section 21 Township 6 South, Range 10 East,
St. Tammany Parish, Louisiana

NOTES:
1) MAXIMUM BUILDING HEIGHT WILL BE PER RESIDENTIAL CODE
2) LANDSCAPING BY LICENSED LANDSCAPE ARCHITECT TO
MEET PARISH REQUIREMENTS.

Asphalt
ROADS

60'
STREET WIDTH R.O.W

**Community
WATER SYSTEM**

[illegible]

**ARROW ENGINEERING
& CONSULTING**
DARRELL FUSSELL, P.E.
fussell.2@juno.com

PO BOX 881
Madisonville, LA 70447 Phone: 985-237-3908

2

Issue	Description	Date
A	For review and comment	9-26-14

ZC06-06-047



18350 Hwy 42
Port Vincent, LA 70726
Office: 225-698-1600
Fax: 225-698-3367
www.qesla.com

February 14, 2018

Mrs. Helen Lambert

Assistant Director – Planning Division
Department of Planning & Development
St. Tammany Parish Government
21454 Koop Drive, Suite 1B, Mandeville, LA 70471
P.O. Box 628, Covington, LA 70434

**RE: The Preserve at Goodbee Lakes
Major Amendment to PUD
Case Number: ZC06-06-047**

Dear Mrs. Lambert:

We are requesting approval of the proposed major amendment to the previously approved PUD (Magnolia Mound) case number ZC06-06-047. The proposed single family residential development that is now being referred to as "The Preserve at Goodbee Lakes" is now a total of 75.0 acres and will still be accessed by LA 1077 and Tantela Ranch Rd. via the existing Cozy Ln. There will be a reduction in lots and development area with the effort to reduce the impact to the existing wetlands on site. The total is now 92 residential lots which make up 15.6 acres or 20.8% of the 75.0 total acres. There will be 73% of the development or 54.76 acres that will be devoted to parks, green space, ponds, and preserved wetlands. The remaining acreage will be devoted to vehicular road right-of-way. The overall density is 1.2 units/acre.. There will be multiple access points for the residence to nearby ponds and undisturbed wetland habitat for passive recreation experiences. There will also be a neighborhood park with a playground and walking path out to the nearby pond. All communal areas and ponds within the subdivision will be maintained by the Home Owners Association.

If there are any further questions, please don't hesitate to contact me.

Sincerely,

QUALITY ENGINEERING & SURVEYING, LLC

Joe Labbé, PLA

Joe Labbé, PLA

Planning Manager

2006-06-047

[Sec. I-6. - Environmental assessment data form.]

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: D.R. HORTON, INC.

Developer's

Address:

Developer's 7969 VINCENT RD. DENHAM SPRINGS, LA 70726
Street City State Zip Code
Phone No.
(Business) (Cell)

Subdivision Name: THE PRESERVE AT GOODBEE LAKES

Number of Acres in Development: 75 Number of Lots/Parcels in Development: 92

Ultimate Disposal of Surface Drainage: ICHEFUNCTA RIVER

Water Surface Runoff Mitigation Proposed: YES

(Please check the following boxes below, where applicable:)

- Type of Sewerage System Proposed: ☒ Community ☐ Individual
- Type of Water System Proposed: ☒ Community ☐ Individual
- Type of Streets and/or Roads Proposed: ☐ Concrete ☒ Asphalt ☐ Aggregate ☐ Other
- Land Formation: ☒ Flat ☐ Rolling Hills ☐ Marsh ☐ Swamp ☐ Inundated ☐ Tidal Flow
- Existing Land Use: ☐ Undeveloped ☒ Residential ☐ Commercial ☐ Industrial ☐ Other
- Proposed Land Use: ☐ Undeveloped ☒ Residential ☐ Commercial ☐ Industrial ☐ Other
- Surrounding Land Use: ☐ Undeveloped ☒ Residential ☐ Commercial ☐ Industrial ☐ Other
- Does the subdivision conform to the major street plan? ☒ Yes ☐ No
- What will the noise level of the working development be? ☐ Very Noisy ☐ Average ☒ Very Little
- Will any hazardous materials have to be removed or brought on-site for the development? ☐ Yes ☒ No
If yes, what are the hazardous materials? _____
- Does the subdivision front on any waterways? ☐ Yes ☒ No
If yes, what major streams or waterways? _____
- Does the subdivision front on any major arterial streets? ☒ Yes ☐ No
If yes, which major arterial streets? LA HWY 1077
- Will any smoke, dust or fumes be emitted as a result of operational construction? ☒ Yes ☐ No
If yes, please explain? GENERAL OPERATION OF CONSTRUCTION EQ.
- Is the subdivision subject to inundation? ☐ Frequently ☒ Infrequently ☐ None at all
- Will canals or waterways be constructed in conjunction with this subdivision? ☐ Yes ☒ No

2006-06-047

(Does the proposed subdivision development...)

a.) have or had any landfill(s) located on the property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
b.) disrupt, alter or destroy any historical or archeological sites or district?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
c.) have a substantial impact on natural, ecological recreation, or scenic resources?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
d.) displace a substantial number of people?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
e.) conform with the environmental plans and goals that have been adopted by the parish?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
f.) cause an unwarranted increase in traffic congestion within or near the subdivision?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
g.) have substantial esthetic or adverse visual impact within or near the subdivision?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No


h.) breach any Federal, State or Local standards relative to:

• air quality	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• noise	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• water quality	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• contamination of any public or private water supply	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• ground water levels	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• flooding/inundation	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• erosion	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

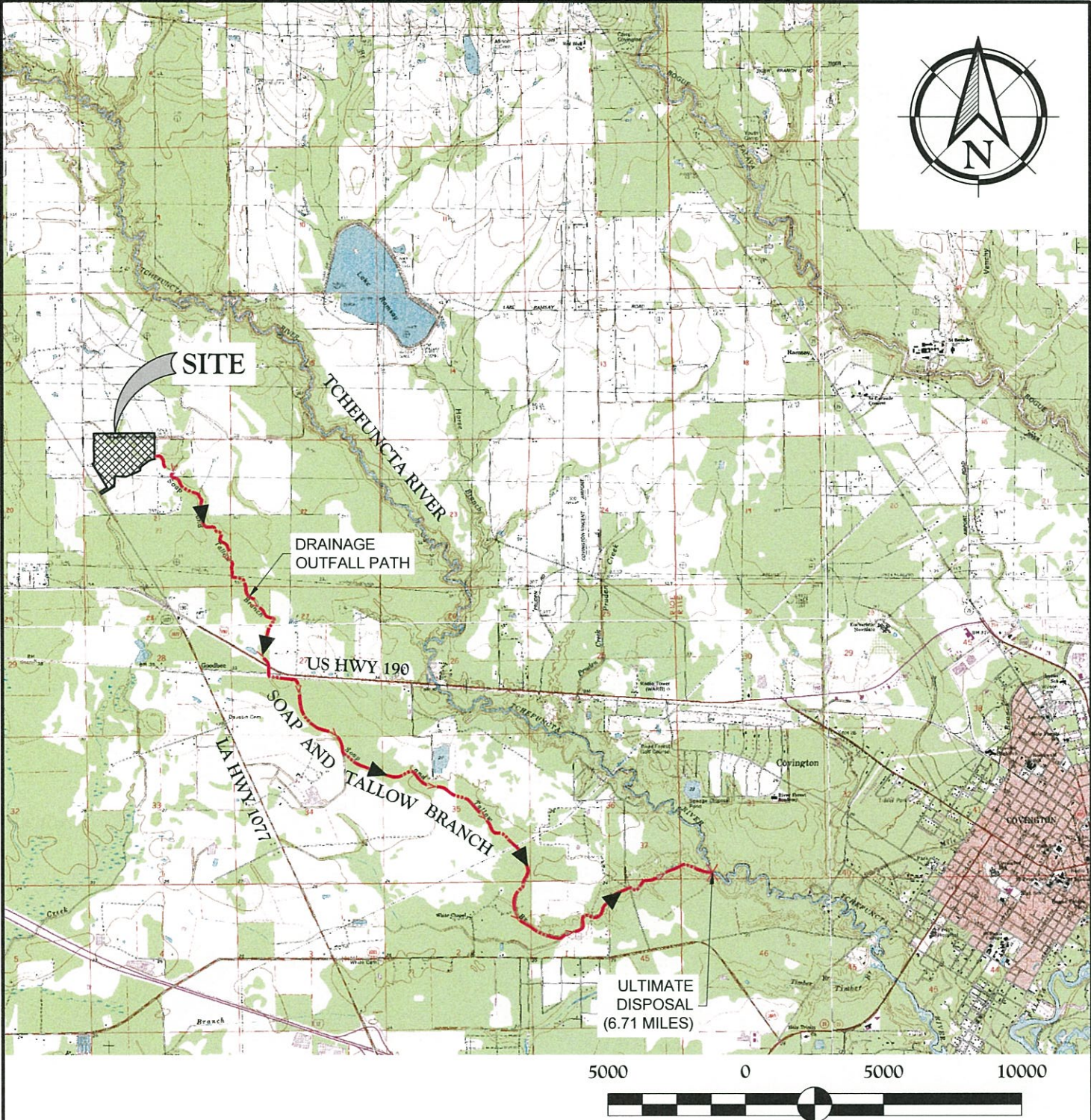
2C06-06-047

• sedimentation	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• rare and/or endangered species of animal or plant habitat	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• interfering with any movement of resident or migratory fish or wildlife species	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• inducing substantial concentration of population	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• dredging and spoil placement	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

I hereby certify to the best of knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.

ENGINEER/SURVEYOR/OR DEVELOPER (SIGNATURE)		DATE 2/14/18
---	--	-----------------

740-90-9072



QUALITY

Engineering & Surveying, LLC

18320 Hwy 42 Port Vincent, LA 70726

225.698.1600 | www.qesla.com | info@qesla.com



Title:	ULTIMATE DRAINAGE DISPOSAL		
Project:	THE PRESERVE AT GOODBEE LAKES		
	LA HWY 1077		
	ST. TAMMANY PARISH, LA		
DWG Path:	P:\~2017 Projects\17-035 Magnolia Mound\Permits\Ultimate Drainage Disposal.dwg	Drawn By:	KDB
		Date:	FEBRURARY 2018
		Sheet:	N/A

ZONING STAFF REPORT

Date: 3/26/2018
Case No.: 2018-921-ZC
Posted:03/21/18

Meeting Date: 4/3/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Tantella Development Group, LLC - Robert J. Bruno
OWNER: Tantella Development Group, LLC - Robert J. Bruno
REQUESTED CHANGE: From PUD Planned Unit Development Overlay & A-1 Suburban District to A-1 Suburban District
LOCATION: Parcel located on the east side of LA Highway 1077, south of Boyd Road, north of Magee Road; S16 & 21, T6S, R10E; Ward 1, District 3
SIZE: 144.495 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential & Undeveloped	A-1Suburban District
South	Future Residential Development	PUD Planned Unit Development Overlay
East	Undeveloped	A-1 Suburban District
West	Residential	PUD Planned Unit Development Overlay

EXISTING LAND USE:

Existing development: **Multi occupancy development:**

COMPREHENSIVE PLAN:

Residential Infill – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

Agriculture (nursery, sod) - Use of land for horticulture, floriculture, and the necessary or associated uses for packing, treating, storing the produce or using it for education.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from PUD Planned Unit Development Overlay & A-1 Suburban District to A-1 Suburban District. The 2025 future land use plan calls for the site to be developed with residential and agricultural uses. Staff does not have any objection to the request considering that the site most entirely consist of wetlands and is surrounded by undeveloped and residential land zoned A-1.

Note that a major amendment to the PUD has been submitted to allow for the 144.495 acres site to be removed from the originally approved PUD subdivision ZC06-06-047.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-1 Suburban District designation be approved.

Case No.: 2018-921-ZC

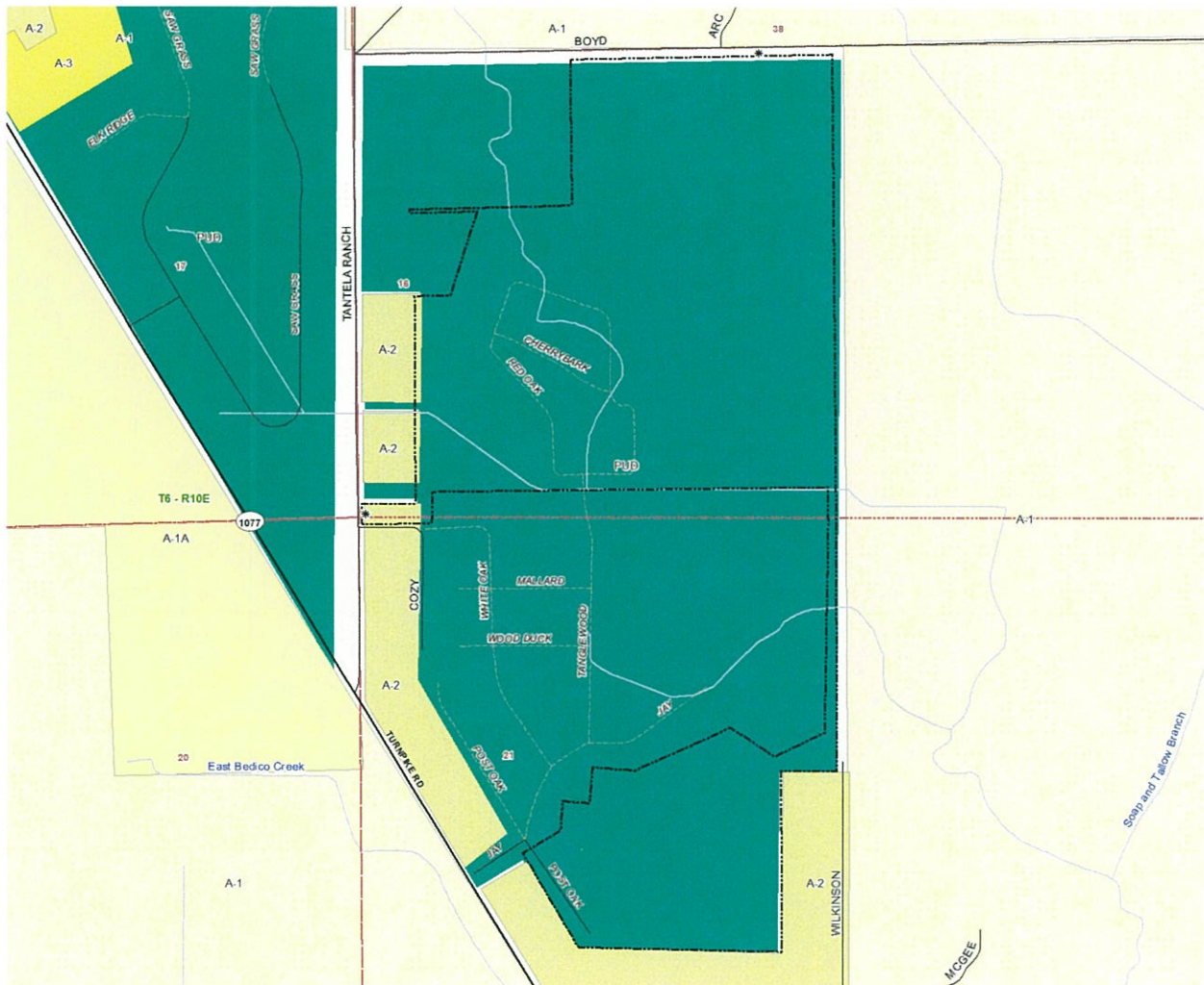
PETITIONER: Tantella Development Group, LLC - Robert J. Bruno

OWNER: Tantella Development Group, LLC - Robert J. Bruno

REQUESTED CHANGE: From PUD Planned Unit Development Overlay, A-1 Suburban District to A-1 Suburban District

LOCATION: Parcel located on the east side of LA Highway 1077, south of Boyd Road, north of Magee Road; S16 & 21, T6S, R10E; Ward 1, District 3

SIZE: 144.495 acres



2018-921-ZC

PUD

A-1

A-1A

A-2

0 750 Feet



ZONING STAFF REPORT

Date: 3/26/2018
Case No.: 2018-941-ZC
Posted:03/21/18

Meeting Date: 4/3/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Frey Home Services, LLC - Raymond J. Frey
OWNER: Frey Home Services, LLC - Raymond J. Frey
REQUESTED CHANGE: From A-4 Single-Family Residential District to A-5 Two Family Residential District
LOCATION: Parcel located on the west side of Hoover Drive, north of US Highway 190 East, being lots 60 & 61, Square 5, Annex No. 2, Lindberg Glenn Subdivision ; S12, T9S, R14E; Ward 8, District 13
SIZE: 42,700 sq.ft.

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Multi-Family	A-4 Single-Family Residential District
South	Single Family Residential	A-4 Single-Family Residential District
East	Single Family Residential	A-4 Single-Family Residential District
West	Single Family Residential	A-4 Single-Family Residential District

EXISTING LAND USE:

Existing development: No **Multi occupancy development:** No

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4 Single-Family Residential District to A-5 Two Family Residential District. This site is located on the west side of Hoover Drive, north of US Highway 190 East, being lots 60 & 61, Square 5, Annex No. 2, Lindberg Glenn Subdivision. The 2025 future land use plan calls for the area to be developed with residential uses compatible with the surrounding area. Although, the site is abutting a small multi-family complex on the north side, staff feels that there is no compelling reason to recommend approval, considering that most Hoover Drive, is developed with single family residences.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-5 Two Family Residential District designation be denied.

Case No.: 2018-941-ZC

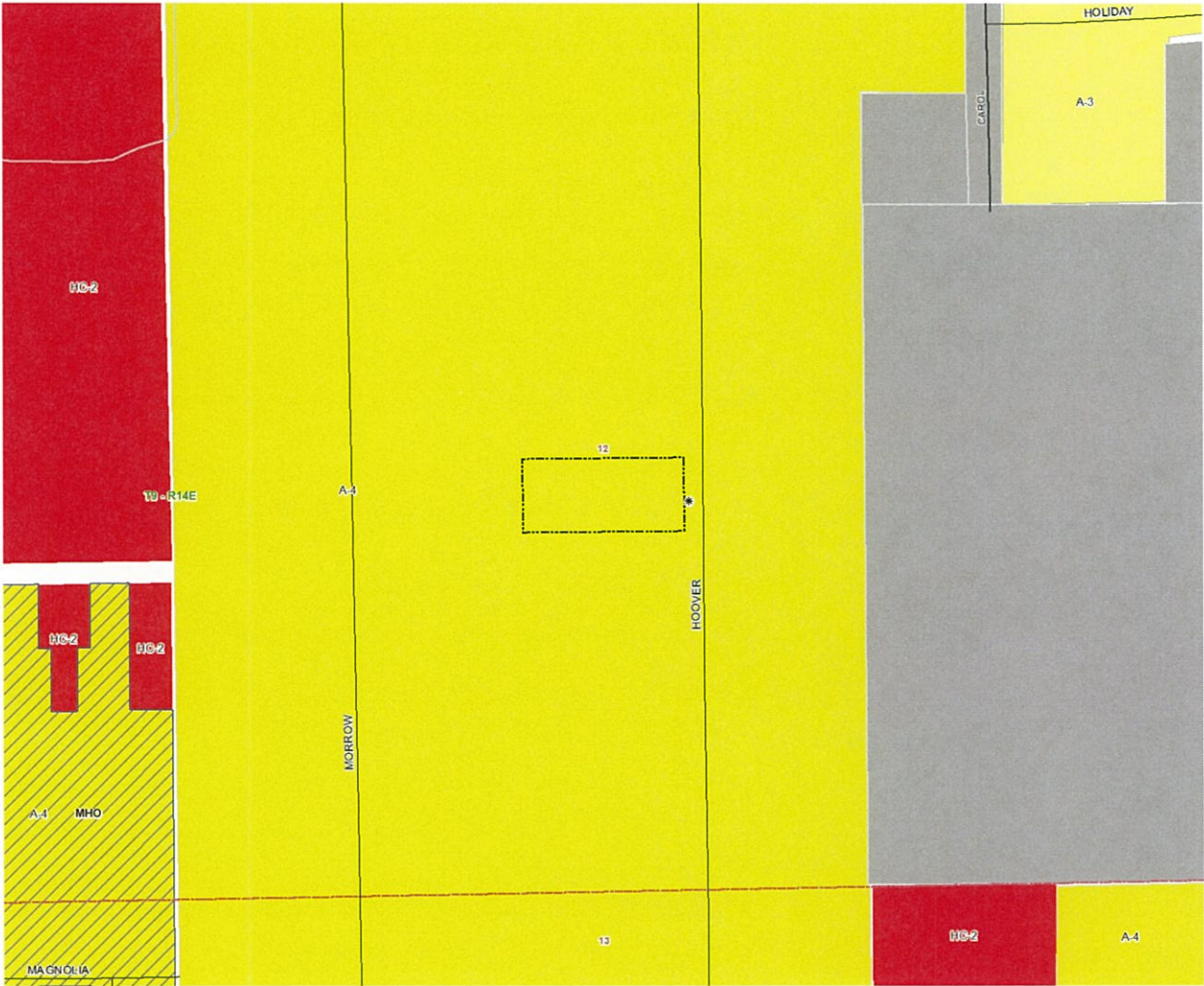
PETITIONER: Frey Home Services, LLC - Raymond J. Frey

OWNER: Frey Home Services, LLC - Raymond J. Frey

REQUESTED CHANGE: From A-4 Single-Family Residential District to A-5 Two Family Residential District

LOCATION: Parcel located on the west side of Hoover Drive, north of US Highway 190 East, being lots 60 & 61, Square 5, Annex No. 2, Lindberg Glenn Subdivision ; S12, T9S, R14E; Ward 8, District 13

SIZE: 42,700 sq.ft.



2018-941-ZC

MORROW

12

• 135
HOOVER DR.

HOOVER

T9-R14E

A-4

13

HC-2

0 280 Feet



2018-941-ZC

LAWES DRIVE



NOTE: BEARINGS REFER TO THE LOUISIANA STATE
PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702).

LOT 62-77

SQ. "5"

Fnd. 1/2"
Iron Rod

3.8'

N89°22'49"E
305.00'

Fnd. 1/2"
Iron Rod

9.7'

LOT 17

LOT 61

LOT 18

LOT 60

Fnd. 1/2"
Iron Rod

N0°35'04"W 140.00'

70'

305.00'

S89°22'49"W

Fnd. 1/2"
Iron Rod

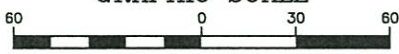
S0°35'04"E 140.00'

HOOVER DRIVE

LEGEND

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ⊕ Cross

GRAPHIC SCALE



(IN FEET)
1 INCH = 60 FEET

BUILDING SETBACKS
(* Verify Prior to Construction)
Front Setback.....*
Side Setback.....*
Rear Setback.....*

ADDRESS: HOOVER DRIVE

I CERTIFY THAT THIS PLAT DOES REPRESENT AN
ACTUAL GROUND SURVEY AND THAT TO THE
BEST OF MY KNOWLEDGE NO ENCROACHMENTS
EXIST EITHER WAY ACROSS ANY OF THE
PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE
LOUISIANA "MINIMUM STANDARDS FOR PROPERTY
BOUNDARY SURVEYS" FOR A CLASS C SURVEY.
BEARINGS ARE BASED ON RECORD BEARINGS UNLESS
NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT
NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD
AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE
ADDED HERETO UPON REQUEST, AS SURVEYOR HAS
NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

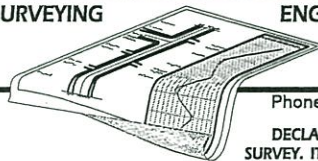
F.I.R.M. No. 225205 0440 D
F.I.R.M. Date 04/21/1999
ZN: C B.F.E. N/A
* Verify prior to construction with
Local Governing Body.

DRAWING NO.
20170770
DATE:
10/16/2017

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL
1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com

DRAWN BY:
VLL
CHECKED BY:
JDL
SCALE:
1" = 60'

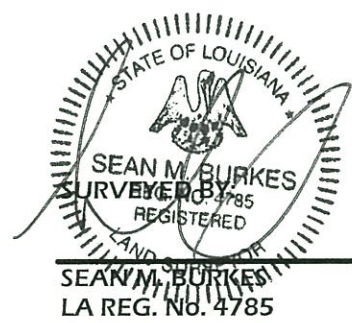


Phone: 985-649-0075 Fax: 985-649-0154

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE
SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS
OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS
ORIGINAL SEAL OF SURVEYOR.

**A SURVEY MAP OF LOTS 60 & 61,
SQ. 5, ANNEX No. 2, LINDBERG GLENN SUB.,
SECTION 13, T-9-S, R-14-E, GLD
ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED
TO: RAYMOND FREY



ZONING STAFF REPORT

Date: 3/26/2018
Case No.: 2018-947-ZC
Posted: 03/21/18

Meeting Date: 4/3/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: First Horizon Inc. - Ryan T. Power
OWNER: First Horizon Inc. - Ryan T. Power
REQUESTED CHANGE: From A-1 Suburban District to A-3 Suburban District
LOCATION: Parcel located on the south side of US Highway 190, west of LA Highway 1077; S29, T6S, R10E; Ward 1, District 3
SIZE: 3.592 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Federal **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	NC-2 Indoor Retail and Service District
South	Undeveloped	A-1 Suburban District
East	Proposed Residential Development	A-3 Suburban District & PUD Planned Unit Development Overlay
West	Undeveloped	A-1 Suburban District

EXISTING LAND USE:

Existing development: No **Multi occupancy development:** Yes

COMPREHENSIVE PLAN:
Agriculture (nursery, sod) - Use of land for horticulture, floriculture, and the necessary or associated uses for packing, treating, storing the produce or using it for education.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-1 Suburban District to A-3 Suburban District. The parcel is located on the south side of US Highway 190, west of LA Highway 1077. The 2025 future land use plan calls for the area to be developed with agricultural uses. Staff does not have any objection to the request considering that the subject 3.592 acres is proposed to be added to the adjacent PUD residential development.

Note that a major amendment to the PUD and a zoning change request have been submitted, to allow for the 3.592 acres site to be included in the residential PUD (2016-357-ZC).

STAFF RECOMMENDATION:
The staff recommends that the request for an A-3 Suburban District designation be approved.

Case No.: 2018-947-ZC

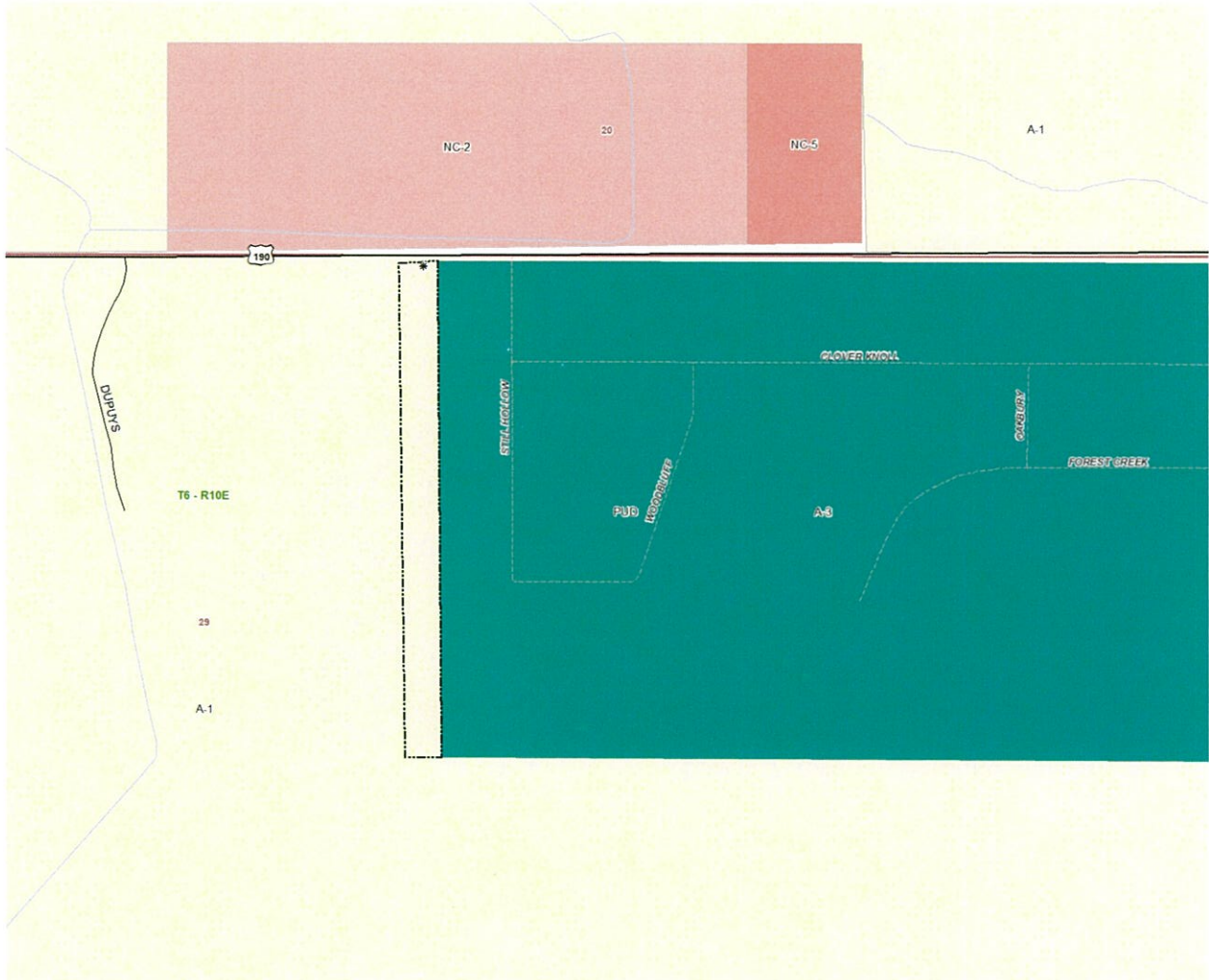
PETITIONER: First Horizon Inc. - Ryan T. Power

OWNER: First Horizon Inc. - Ryan T. Power

REQUESTED CHANGE: From A-1 Suburban District to A-3 Suburban District

LOCATION: Parcel located on the south side of US Highway 190, west of LA Highway 1077; S29, T6S, R10E;
Ward 1, District 3

SIZE: 3.592 acres



ZONING STAFF REPORT

Date: 3/26/2018
Case No.: 2016-357-ZC
Prior Action: Approved (09/06/16)
Posted: 03/21/18

Meeting Date: 4/3/2018
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: First Horizon Inc.

OWNER: First Horizon Inc.

REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development Overlay (82.759 acres) and zoning change from A-1 Suburban District TO A-3 Suburban District & PUD Planned Unit Development Overlay (3.592 acres) and from A-3 Suburban District & PUD Planned Unit Development Overlay to A-3 Suburban District (3.243 acres)

LOCATION: Parcel located on the south side of US Highway 190, west of LA Highway 1077; S29, T6S, R10E; Ward 1, District 3

SIZE: 82.759 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Federal **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped & Residential	A-1 Suburban District & NC-5 Retail and Service District & NC-2 Indoor Retail and Service District
South	Undeveloped	A-1 Suburban District
East	Undeveloped	A-3 Suburban District
West	Undeveloped	A-1 Suburban District

EXISTING LAND USE:

Existing development: No **Multi occupancy development:** Yes

COMPREHENSIVE PLAN:
Agriculture (nursery, sod) - Use of land for horticulture, floriculture, and the necessary or associated uses for packing, treating, storing the produce or using it for education.

STAFF COMMENTS:
The petitioner is requesting a Major Amendment to the PUD Planned Unit Development Overlay (82.759 acres) and zoning change from A-1 Suburban District TO A-3 Suburban District & PUD Planned Unit Development Overlay (3.592 acres) and from A-3 Suburban District & PUD Planned Unit Development Overlay to A-3 Suburban District (3.243 acres). This site is located on the south side of US Highway 190, west of LA Highway 1077.

A major amendment to the PUD and A zoning change have been submitted in order to allow for the shifting of the 82.759 acres site approximately 100 feet to the west. The subdivision is proposed to be developed as originally approved, with 165 single family residential lots, varying from 50 feet, 60 feet and 70 feet in width.

Note that a zoning change to A-3 Suburban District has also been submitted (2018-947-ZC) to establish the underlying zoning and density of the of the 3.592 acres portion of the land proposed to be added to the development.

ACCESS
The site is proposed to be access from US Highway 190, from two driveways, located at each end of the subdivision. A third driveway, from Hwy 190, is also requested to be provided for lot 165, considering that the site is not accessible from the streets located within the subdivision.

GENERAL PUD CRITERIA

Required information	Staff Comments
Title of the project, name of the developer, legal description	Provided as Required
Existing Land Use within 500' of all boundaries on the plan	Provided as Required
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required (off site)
Wetland Delineations	Provided as Required
Flood Zone Demarcation Lines	Provided as Required
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required

DENSITY

As required under Section 6.0103 A.4.of the Planned Unit Development Overlay, the net density shall be provided, based upon the underlying zoning classification, utilizing the formula (Total Area x .75 = _____ x maximum net density = _____ lots (units)), or the number of lots/units may be established by a yield plan.

The gross density of the 82.8 acre parcel of land, is at 2 units per acre based on the proposed underlying zoning of A-3 Suburban District, which would allow for a total of 165 units. Based on the yield plan submitted (see attached) the net density would allow for 165lots/units. The proposal is for 165 lots/units.

GREENSPACE

A total of 40.677 acres of greenspace (49%) is proposed to be provided throughout the subdivision, including undisturbed wetlands area and active & passive recreation areas.

Amenities	Acreage and percentage	Type of Amenities
Passive	39.438 acres (97%)	Undisturbed Habitat/Wetlands, Pavilion & Walking Path (concrete)
Active	1.229 acres (2.8%)	Playground equipment, half basketball court
Total	40.677 acres of greenspace (49%)	

Additional information required:

- A complete Recreational Development Plan shall be provided along with the preliminary subdivision submission. Said plan should be presented in document form inclusive of the amenities that are being provided, a site plan and/or landscape plan if applicable, a time schedule for development, and the entity or entities whom shall be responsible for the liability and maintenance of the recreational and/or greenspace areas.

COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan calls for the area to be developed with agricultural uses. The proposed development does not meets the objectives of the 2025 future land use plan; however the design of the residential subdivision allows for the preservation of most of the existing wetlands located on the site.

STAFF RECOMMENDATION:

The staff recommends that a Major Amendment to the PUD Planned Unit Development Overlay (82.759 acres) and zoning change from A-1 Suburban District TO A-3 Suburban District & PUD Planned Unit Development Overlay (3.592 acres) and from A-3 Suburban District & PUD Planned Unit Development Overlay to A-3 Suburban District (3.243 acres) designation be approved.

Case No.: 2016-357-ZC

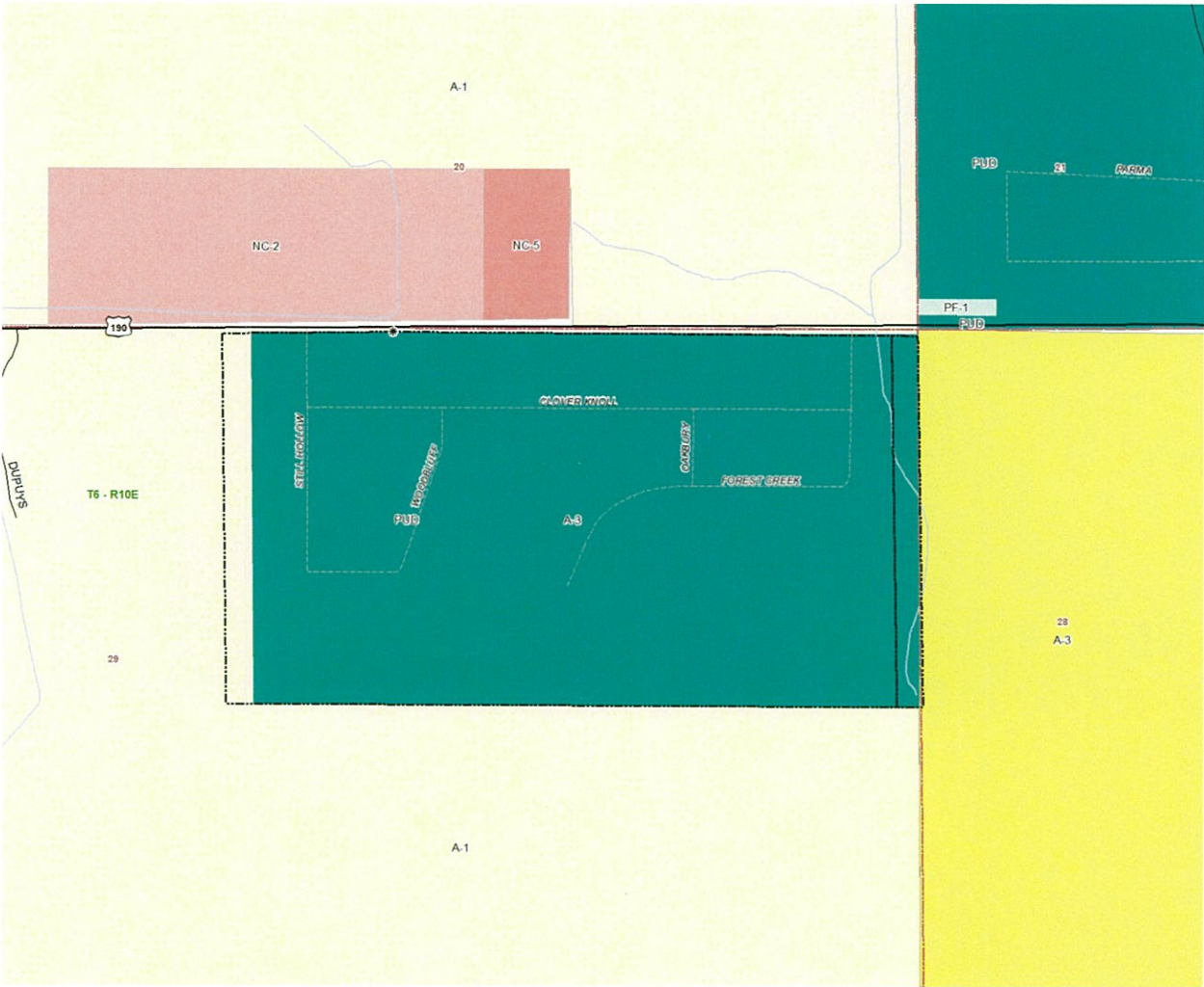
PETITIONER: First Horizon Inc.

OWNER: First Horizon Inc.

REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development Overlay (82.759 acres) and zoning change from A-1 Suburban District TO A-3 Suburban District & PUD Planned Unit Development Overlay (3.592 acres) and from A-3 Suburban District & PUD Planned Unit Development Overlay to A-3 Suburban District (3.243 acres)

LOCATION: Parcel located on the south side of US Highway 190, west of LA Highway 1077; S29, T6S, R10E; Ward 1, District 3

SIZE: 82.759 acres



2016-357-2C



LEGEND

	UNSTURBED WETLANDS
	IMPACTED WETLANDS (TO A CDE PERMIT WILL BE PROVIDED)
	FLOOD ZONE "AE" (SCALE)

GENERAL NOTES

ALL MEASUREMENTS PROVIDED BY ELOS INTERNATIONAL, LLC
ARE UNADJUSTED. THE FOLLOWING INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY.
ALL MEASUREMENTS WERE TAKEN WITH THE FOLLOWING EQUIPMENT:

1. TOTAL STATION: SOKKIA TOTAL STATION 35
2. DISTANCE MEASUREMENT WITH ELECTRONIC SERVICE
3. TOTAL STATION: SOKKIA TOTAL STATION 35
4. DISTANCE MEASUREMENT WITH ELECTRONIC SERVICE

1. LOT 13, 44, 45, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 85

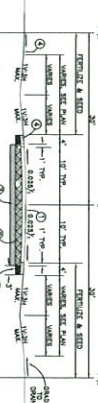
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LEGAL DESCRIPTION

[illegible]

RESTRICTIVE COVENANTS

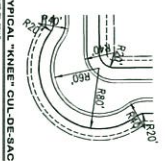
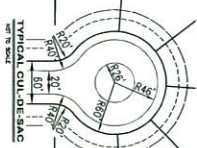
- 1) Each member shall not have more than one (1) valid license, whether issued by the State of Maryland or any other jurisdiction.
- 2) No contract or agreement shall be made before the signature and date of issue are inscribed and sealed on the back of the license. The license shall be signed by the Maryland State Board of Accountancy, and the seal shall be placed on the back of the license. The license shall be signed by the Maryland State Board of Accountancy, and the seal shall be placed on the back of the license.
- 3) A member shall not be allowed to practice as a CPA in any other jurisdiction while the license is valid in Maryland.
- 4) A member shall not be allowed to practice as a CPA in any other jurisdiction while the license is valid in Maryland.
- 5) A member shall not be allowed to practice as a CPA in any other jurisdiction while the license is valid in Maryland.
- 6) A member shall not be allowed to practice as a CPA in any other jurisdiction while the license is valid in Maryland.
- 7) A member shall not be allowed to practice as a CPA in any other jurisdiction while the license is valid in Maryland.
- 8) A member shall not be allowed to practice as a CPA in any other jurisdiction while the license is valid in Maryland.
- 9) A member shall not be allowed to practice as a CPA in any other jurisdiction while the license is valid in Maryland.
- 10) A member shall not be allowed to practice as a CPA in any other jurisdiction while the license is valid in Maryland.
- 11) The term of each license shall be subject to a written statement from the Maryland State Board of Accountancy.
- 12) A member shall not be allowed to practice as a CPA in any other jurisdiction while the license is valid in Maryland.
- 13) In addition to the foregoing annual renewal system, the State Board of Accountancy shall have the authority to suspend or revoke the license of any member who is found to be in violation of the provisions of this chapter.
- 14) A member shall not be allowed to practice as a CPA in any other jurisdiction while the license is valid in Maryland.
- 15) A member shall not be allowed to practice as a CPA in any other jurisdiction while the license is valid in Maryland.



*** TYPICAL ASPHALTIC ROADWAY/ENTRANCE SECTION**

- LEGEND: FOR ASPHALT PAVING**

1. ALL WORK AND MATERIAL TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF INSPECTION, TESTING AND RECORDING (ITR) AND THE QUALITY MANAGEMENT SYSTEM (QMS) OF THE PROJECT.
2. EXISTING TOP SOIL IN PROPOSED ROAD AND EXISTING FILL SHALL BE REMOVED AND REPLACED WITH FILL GRADE.
3. PROPOSED AND STABILIZE EXISTENCE.



PRELIMINARY PLAT

PRESTON VINEYARD
(A RESIDENTIAL DEVELOPMENT)
LOCATED IN SECTION 29, T6S-R10E
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

[illegible][illegible]

THIS DOCUMENT IS NOT TO BE USED FOR CONTINUATION, BOOKING, OR OTHER PURPOSES. IT IS THE BASIS FOR THE ISSUANCE OF A WARRANT.

PRELIMINARY

NAME: BRETT J. MARTIN

DATE: 4/13

FILE NO.: P.15

FILE NO.: Uc No.

[illegible]

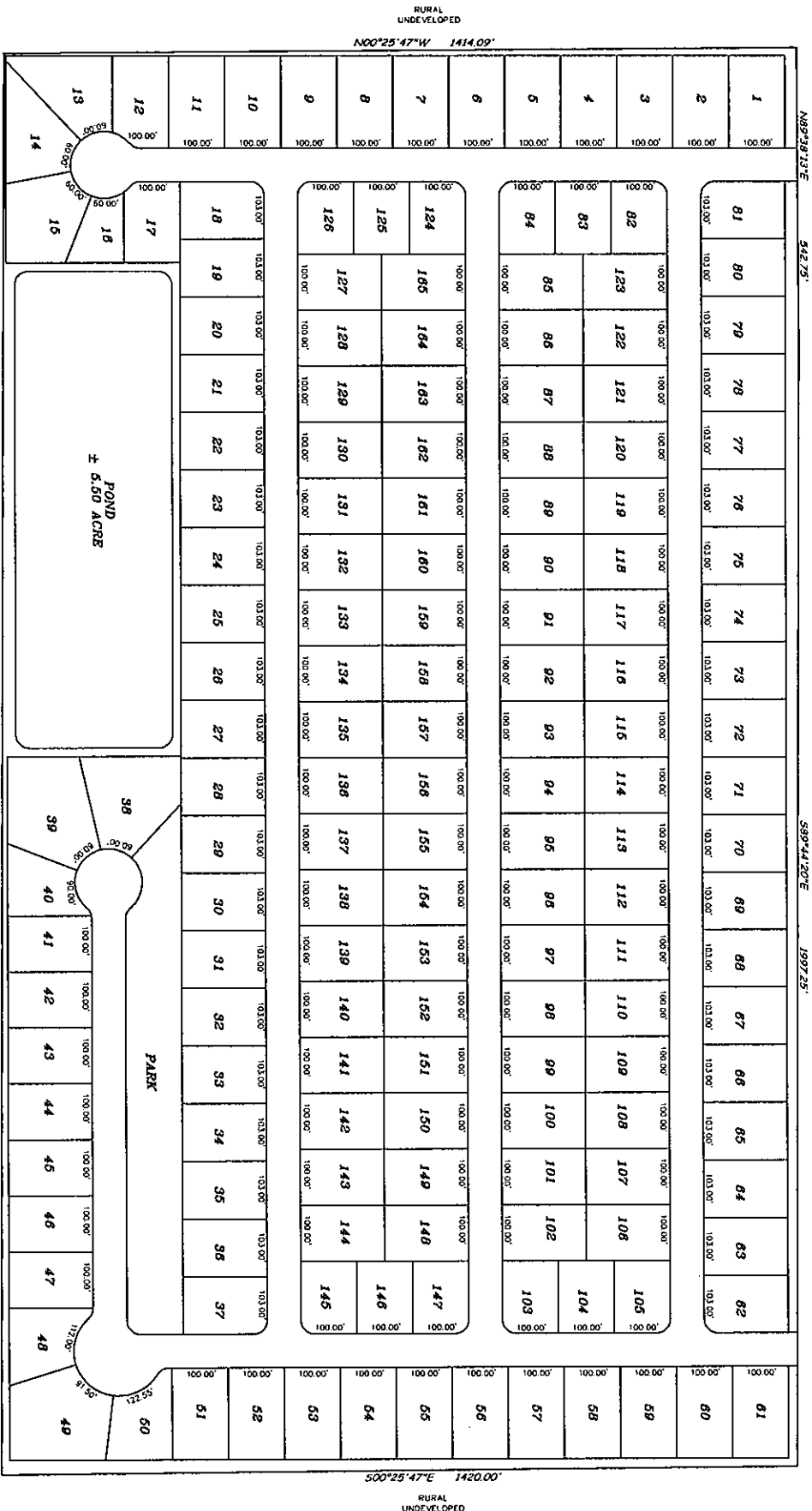
	1
APPROVAL:	
CHAIRMAN, PARISH PLANNING COMMISSION	
<hr/>	
SECRETARY, PARISH PLANNING COMMISSION	
DIRECTOR OF ENGINEERING	
DATE FILED _____	
	<u>FILE NO.</u>
CLOCK OF COURT	
DATE: JANUARY 25, 2018	


McIn Taylor, Inc.
Engineering and Land Surveying
28330 THORN ROAD
LYNNSTON, LA 70754 (504)566-1444

2016-357-20

PRESTON VINEYARD
YIELD PLAN: A-3 ZONING
LOCATED IN SECTION 29, T6S-R10E
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

US 190



TOTAL SITE
TOTAL SITE = 82.801 ACRES
DENSITY PER ACRE = 1.99
TOTAL LOTS = 165

THIS DOCUMENT IS NOT TO BE USED
FOR ANY OTHER PURPOSES
WITHOUT THE WRITTEN CONSENT OF
MELAN TAYLOR, INC.

PRESTON VINEYARD
LOCATED IN SECTION 29, T6S-R10E
GREENSBURG LAND DISTRICT
LIVINGSTON PARISH, LA

PRESTON VINEYARD
YIELD PLAN

Melan Taylor, Inc.
Engineering and Land Surveying
28339 FROST ROAD LIVINGSTON, LA. 70754 (225)586-1444

PRELIMINARY
1-20-16

2152436
1 OF 1

BASE BEARING: GPS-CASNET-RTN (LA SPCS - S. ZONE - NAD 83)
FLOOD ZONE: "X" & "AE" BASE FLOOD ELEVATION: 34.0 - 36.0
F.E.M.A. F.I.R.M. PANEL NO. 229-05 0165 F (PRELIM) DATE: 04/30/08

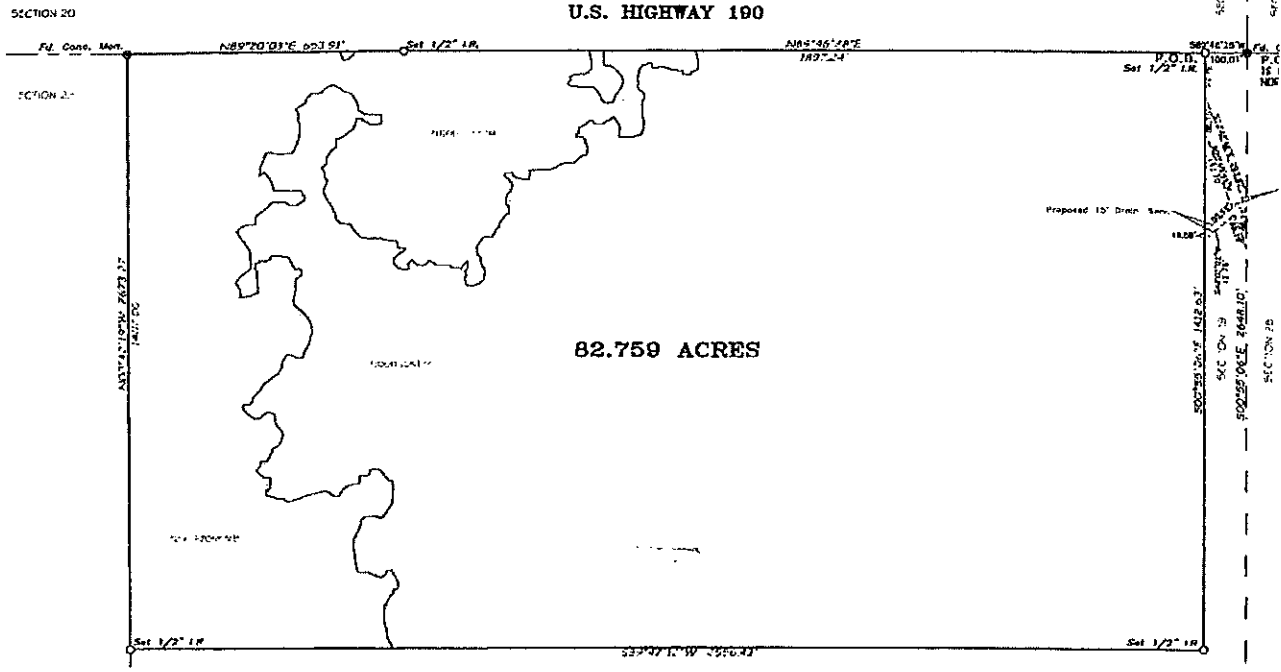
DRAWN BY:	TGT
CHECKED BY:	RAS
TECHNICAL:	CSH
DATE:	04/30/08

A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.
CONTACT THE ST. TAMMANY PARISH PLANNING DEPARTMENT FOR LATEST DFE BEFORE PROCEEDING WITH ANY BUILDING PLAN.
FLOOD ZONE SCALED FROM F.I.R.M.



REFERENCE:

1. SURVEY MAP OF A 691.12 ACRE TRACT LOCATED IN SECTIONS 29 & 32, T6S-R10E... BY ROBERT G. BARRILLEAUX, P.L.S., DATED 8-20-1984



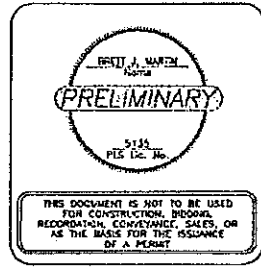
CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

PRELIMINARY

BRETT J. MARTIN
PROFESSIONAL LAND SURVEYOR
LICENSE # 5135
McLIN TAYLOR, INC.

11/16/2017
DATE



THIS SURVEY WAS PREPARED AT THE REQUEST AND FOR THE EXCLUSIVE USE OF:

FIRST HORIZON, INC.

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: FIRST HORIZON, INC.

Developer's Address: 1244 S. RANGE AVE. DENHAM SPRINGS LA 70726
Street City State Zip Code

Developer's Phone No. 225-791-6860
(Business) (Cell)

Subdivision Name: PRESTON VINEYARD

Number of Acres in Development: 82.759 Number of Lots/Parcels in Development: 165

Ultimate Disposal of Surface Drainage: LAKE PONTCHARTRAIN

Water Surface Runoff Mitigation Proposed: NO

(Please check the following boxes below, where applicable:)

- Type of Sewerage System Proposed: ☒ Community ☐ Individual
- Type of Water System Proposed: ☒ Community ☐ Individual
- Type of Streets and/or Roads Proposed: ☐ Concrete ☒ Asphalt ☐ Aggregate ☐ Other
- Land Formation: ☒ Flat ☐ Rolling Hills ☐ Marsh ☐ Swamp ☐ Inundated ☐ Tidal Flow
- Existing Land Use: ☒ Undeveloped ☐ Residential ☐ Commercial ☐ Industrial ☐ Other
- Proposed Land Use: ☐ Undeveloped ☒ Residential ☐ Commercial ☐ Industrial ☐ Other
- Surrounding Land Use: ☒ Undeveloped ☐ Residential ☐ Commercial ☐ Industrial ☐ Other
- Does the subdivision conform to the major street plan? ☒ Yes ☐ No
- What will the noise level of the working development be? ☐ Very Noisy ☐ Average ☒ Very Little
- Will any hazardous materials have to be removed or brought on-site for the development? ☐ Yes ☒ No
- If yes, what are the hazardous materials? _____
- Does the subdivision front on any waterways? ☐ Yes ☒ No
- If yes, what major streams or waterways? _____

- Does the subdivision front on any major arterial streets? ☒ Yes ☐ No

If yes, which major arterial streets? U.S. HIGHWAY 190

- Will any smoke, dust or fumes be emitted as a result of operational construction? ☐ Yes ☒ No

If yes, please explain? _____

- Is the subdivision subject to inundation? ☐ Frequently ☒ Infrequently ☐ None at all

- Will canals or waterways be constructed in conjunction with this subdivision? ☐ Yes ☒ No

(Does the proposed subdivision development...)

- | | |
|--|---|
| a.) have or had any landfill(s) located on the property? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| b.) disrupt, alter or destroy any historical or archeological sites or district? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| c.) have a substantial impact on natural, ecological recreation, or scenic resources? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| d.) displace a substantial number of people? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| e.) conform with the environmental plans and goals that have been adopted by the parish? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| f.) cause an unwarranted increase in traffic congestion within or near the subdivision? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| g.) have substantial esthetic or adverse visual impact within or near the subdivision? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

h.) breach any Federal, State or Local standards relative to:

- | | |
|---|---|
| • air Quality | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • noise | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • water Quality | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • contamination of any public or private water supply | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • ground water levels | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • flooding/inundation | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • erosion | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • sedimentation | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • rare and/or endangered species of animal or plant habitat | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • interfering with any movement of resident or migratory fish or wildlife species | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • inducing substantial concentration of population | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • dredging and spoil placement | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

I hereby certify to the best of knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.



ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

08-25-2016

DATE

2016-357-2C

